

**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

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**WORK SESSION MINUTES  
MONDAY, JULY 24, 2023  
TOWN HALL COUNCIL CHAMBERS**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, July 24, 2023 @ 5:58 p.m.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: Ed Samaha  
Council Members: Les Gladden & Chris McDonough  
Town Manager: Ryan Spitzer  
Town Clerk: Lisa Snyder  
Electricities Manager: David Lucore

Absent: Council Member Amelia Stinson-Wesley

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order at 5:58 p.m.

**DISCUSSION ITEMS:**

**Stewart, Cooper and Newell.** Electricities Manager David Lucore introduced Ken Newell, of Stewart, Cooper, and Newell, and advised that Mr. Newell will be leading the discussion on the costs of the new electric and communications facility and will answer any of council's questions. Mr. Newell advised that the drawings he will be sharing were developed by the previous consultants. He assumes that both costs and dollars are fairly close. The previous developer did not have this site in mind when they developed this facility.

The operations building houses the people and warehouse spaces. The square footage is 8,497 of usable space. The grossing factor, found in spaces such as this, including corridors, wall thickness and mechanical spaces, would be 35%. This totals 11,471 square feet for the total downstairs.

This building has been designed to add a second-floor area which would house 11,371 square feet based on the schematic drawing submitted. The grand total square feet of the building is 22,842 square feet. It would be as if you were finished both floors at the same time.

The cost per square foot is \$550 of 9,271 space (\$5.099 million), \$400 for 2,200 square foot (\$880,000), and \$300 for 11,371 square foot (\$11,371).

The lay down area comes in at 8,408 per square foot at \$50 per square foot for a total of \$420,400.

The overall project cost summary (the architects estimate of probably construction costs):

Construction estimate	\$12,217,598
Owners project budget	\$14,500,000
Professional service fees - 9%	\$ 1,044,000

The fee breakdown was shared with council. Council member Les Gladden asked Town Manager Spitzer if this includes taking out the part for LIV or not taking out the part for LIV, because that will have a lot to do with building design and layout. Town Manager Spitzer replied that we won't have that part until council allows Ken to start his schematic design.

Council member Gladden further added that he thinks we're putting the cart before the horse. He suggested just utilizing the first floor and take the inside storage and put it on the first floor of the building and put the offices above it. There's a lot of areas that you could save there by putting it on the first floor. He said to make the first floor the warehouse. We're not going to grow enough to fill up what they have now.

Mr. Newell replied that you can put people on the second floor but will have to put in an elevator per the ADA and that will add some additional cost to the project. This would go into phase 2, which has not been included in the calculation.

Council member Gladden feels that the cost seems high. To spend twenty million dollars on warehousing and offices for an outside work group; these people who are out of the office more than they're inside. This seems kind of high. Mayor Edwards concurred.

David Lucore added that Mr. Newell has prepared this based on another architect's rendering and is purely speculative. We need to sit down and decide how much space we actually need, then come back and see if we can't get those costs a lot lower than what they're showing here.

Mayor Edwards feels that this is an astronomical amount to pay. It's more than the Town Hall cost. We also need a substation. He is concerned that this is debt and how are we going to support it.

Town Manager Spitzer said that council did approve a rate study for us, for Electric, that will begin this summer and give them an idea of what rates will look like. We should have that rate structure by January, so we'll have it before the budget next year. We'll have our other study for the general fund at the same time. Staff is in agreement that we should probably do the first three and not do the elevations, so we can get a good number of where we think we'll be and bring it back to council.

Mr. Spitzer continued saying that he will bring back a contract for the first three things at the August Council meeting and get started on that. We can figure out the site and the LIV and then progress with the contract based on what the numbers are. Council Member Gladden asked if they can work with the \$156,000 number, to which Mr. Newell replied, yes, that he can. Mr. Spitzer added that he has \$200,000 in contingency so we can start now. In addition, he said that we can take down the fence at the Public Works facility and that would free up some space.

Mayor Edwards announced a five-minute break for a Closed Session pursuant to NCGS 143-318-11(5) to review a potential electrical substation.

Mayor Pro Tem Samaha moved to leave closed session and seconded by Council Member Gladden. All ayes.

Town Clerk Lisa Snyder gave an updated on the 150<sup>th</sup> Anniversary committee. She shared the banners that will be displayed on Main Street. We will be putting the approved logo on t-shirts, vinyl car stickers and koozies. We are also discussing magnets. One idea is to have a map made pinpointing where the historical buildings are located. We will have a time capsule and need ideas on what to put inside of it. Our local artist, Judy Phillips, will be creating coloring pages for the elementary kids to color and will be displayed on the first level of Town Hall and Library. The books by author, Joe Griffin, have been ordered. Town Clerk Snyder added that she is really proud of her committee and stated that it's a good, diverse group. A reminder that the events are being primarily planned for Fall Fest weekend. She also thought that the mayor and council could have a tent and take shifts there handing out freebies or prizes.

Mayor Pro Tem Samaha moved to leave closed session and seconded by Council Member Gladden. All ayes.

Motion adjourned at 7:00 pm.



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Mayor Jack Edwards

ATTEST:



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Town Clerk Lisa Snyder