

Road, it is zoned R-30 which requires stick built or modular homes. Ms. Gonzalez would like to rezone to R-8 because she would like to put a mobile home that she already owns. There are some mobile homes already in the area, but they are grandfathered in. There are some empty lots also, that can be used for buildable lots. At this point if you choose to you will need to set a public hearing for your next month's meeting.

Commissioner Guy McGraw made a motion to set a Public Hearing for our next meeting, Thursday, June 20, 2024 at 6:30 p.m. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Town Clerk McDuffie informed the Board that the Planning Board had made the recommendation for the Petition for Zoning Amendment Application for Kathleen Sykes White, in which she is requesting to rezone 35.27 acres from R-30 to R-20. The property in question is 105 Providence Avenue, the East of US Hwy #1 South between Park Avenue and Cardinal Park Drive. She would like to develop it into a subdivision. She is also requesting minimum lot width be reduced to 80' and "35 minimum at street line" be added to the Unified Development Code at 152.282(B) Under R-20 Zone. At this point if you choose you will set a public hearing for your next month's meeting.

Commissioner McGraw made a motion to set a Public Hearing for our next meeting, Thursday, June 20, 2024 at 6:30 p.m. Commissioner Frank Wanko seconded. All ayes. Motion carried.

**Police Department:**

Police Chief, Pike Nordgren presented the Police Department's monthly report for April.

Commissioner Jerry Williams made a motion to accept the Police Department's report. Commissioner Frank Wanko seconded. All ayes. Motion carried.

**Fire Department:**

Fire Chief, Jonathan Richardson presented the Fire Department's monthly report for April.

Commissioner Robbie Conley made a motion to accept the Fire Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Fire Chief Richardson informed the Board that two part-time employees that work for Pinebluff are up for full-time employment. They are currently working full-time with the Town of Aberdeen but would like to work with the of Pinebluff full-time.

Commissioner Guy McGraw made a motion to accept the full-time employees, John H. White and Samantha S. Hinson. Commissioner Williams seconded. All ayes. Motion carried.

Fire Chief Richardson presented Lieutenant Kenneth (Paul) Christopher and Lieutenant Joseph (Joe) Kennerly Jr. the Firefighter Advanced Professional Certificates, which is awarded based on training, education, and experience.

The Board stood and applause and congratulated them on their certificates.

Fire Chief Richardson informed the Board that the current washing machine and dryer at the Fire Department is in need of replacement. It was in the old FD location. He

**TOWN OF PINEBLUFF  
REGULAR MEETING  
May 16, 2024**

The Mayor and the Board of Commissioners of the Town of Pinebluff held their regularly scheduled meeting on Thursday, May 16, 2024 at 6:30 p.m. at the Town Hall.

Present were Mayor Ronald McDonald, Commissioners, Robbie Conley, Mike Thomas, Guy McGraw, Jerry Williams, and Frank Wanko. A Full Board was present.

Also, present were Town Administrator, Melissa Adams, Finance Officer, Rachel Dysart, Town Clerk, Betty McDuffie, Police Chief, Pike Nordgren, Fire Chief, Jonathan Richardson, Public Works Manager, Andy Dick.

Citizens present were Brett Dysart, Annette Lopez and friend, Alan White, Kathleen White, Kayle Salter, and Gary Werner and son.

**CALL TO ORDER:**

Mayor Ronald McDonald called the meeting to order at 6:30 p.m.  
Everyone stood for the Pledge of Allegiance.

**DISCUSSION/ADJUSTMENT TO THE AGENDA:**

Commissioner Jerry Williams presented the adjustments to the agenda:  
Administration: Add #3– Schedule a Public Hearing for the proposed 2024-2025 Budget.

Commissioner Guy McGraw said before we go any further, he asked if two (2) Commissioners had asked to add the Lake Admissions on the agenda.

Town Administrator, Melissa Adams stated yes there were two (2) Commissioners that asked to have it put on the agenda.

Commissioner Jerry Williams made a motion to accept the adjustments to the Consent Agenda. Commissioner Frank Wanko seconded. All ayes. Motion carried.

**CONSENT AGENDA:**

Town Administrator, Melissa Adams presented the Board the Proclamation for National Police Week – May 12-18, 2024. Also, the Proclamation for National Public Works Week May 19 -25, 2024.

Approval of items A through G.

Commissioner Jerry Williams made a motion to accept the Consent Agenda. Commissioner Frank Wanko seconded. All ayes. Motion carried.

**PUBLIC ADDRESS TO THE BOARD:**

**Citizens' Time:**

Ms. Kathleen White informed the Board that the Town of Pinebluff needed sidewalks. She stated that not all the streets needed sidewalks just the most traffic used ones.

The Board members informed her that is something they have discussing, but first they need to get the waterlines fixed before they can tackle paving the streets or putting in sidewalks.

**DEPARTMENTAL REPORTS**

**Zoning/Planning:**

Town Clerk, Betty McDuffie, acting as Assistant Zoning Administrator, informed the Board, that the Planning Board had made the recommendation for the Conditional Use Permit application for Annette Gonzalez. The application is for her personal lot she has at 165 Longleaf Estates Dr., Aberdeen. The property is located off Pinebluff Lake

informed the Board that he had met with Kees Appliance and have received a quote for a replacement washing machine and dryer for \$2,769.91. We have the money to cover the purchase of both in line item #10-4410-3500. The quote includes delivery, installation and haul away of the old washing machine and dryer.

Commissioner McGraw made a motion to purchase the new washer and dryer from Kees Appliance for \$2,769.91 and for it to come out of budget line item #10-4410-3500. Commissioner Conley seconded. All ayes. Motion carried.

Fire Chief Richardson informed the Board that Sandhills Wholesalers, LLC had the flooring in-stock, and this where we decided to get the flooring for the room conversion /remodel. They sold us the flooring for \$387.58 and on the invoice has a donation amount of \$300.00. I am respectfully requesting the acceptance of the donation and approval for a receipt for the donation in the total of \$300.00.

Commissioner McGraw made a motion to accept the approval of the donation for the flooring for \$300.00. Commissioner Williams seconded. All ayes. Motion carried.

Fire Chief Richardson wanted to respectfully notify the Board that the Fire Department would be doing hydrant maintenance and testing starting on May 20<sup>th</sup> and running though the end of the month May. We will only be doing hydrant flushing and obtaining a static pressure. We will go around and paint hydrants also. We will start public notifications of this on May 17<sup>th</sup>.

Fire Chief Richardson wanted to informed the Board that on April 24<sup>th</sup> they had just finished a training session at the FD and was dispatched to a report of a Cardiac Arrest. We had extra personnel at the station because of the training session and we arrived within three (3) minutes of dispatch. The patient did not have a pulse upon our arrival. Thankfully because of excellent patient assessment and care, before the arrival of the EMS we had a pulse back on the patient. The patient was transported to the Hospital and remained there until being released on May 1<sup>st</sup>.

Fire Chief Richardson informed the Board that he was respectfully requesting permission to purchase a carport for the use for PD and FD. This will allow both departments to park one vehicle underneath it to protect the vehicles. Vehicles to be stored will be the spare PD vehicle and the Utility 71 (Tahoe). The cost will be split 50/50 by both departments. We have received a quote for the carport of \$2,265.00 which includes delivery and setup.

Commissioner Williams made a motion to purchase the carport and split it 50/50 between PD and FD. Commissioner Conley seconded. All ayes. Motion carried.

**Streets:**

Commissioner Frank Wanko presented the Street Department's monthly report for April.

Commissioner Robbie Conley made a motion to accept the Street Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

**Water-Sewer:**

Commissioner Frank Wanko presented the Water-Sewer Department's monthly report for April.

Commissioner Robbie Conley made a motion to accept the Water-Sewer Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Commissioner Guy McGraw made a motion to give a water leak adjustment to Mark Richey for \$149.89 for a water leak in his irrigation mainline; a water leak adjustment for Rebecca Miller in the amount of \$181.18 for a water leak under her house. Commissioner Conley seconded. All ayes. Motion carried.

Town Administrator, Melissa Adams informed the Board that WithersRavenal has found an application for a Lead and Copper Grant that could give up to Three (3) Million Dollars in revenue to help with finding and replacing the lead and copper piping throughout Town. The cost for them to put in for the grant is \$7,500.00.

Commissioner McGraw made a motion to have WithersRavenal to submit the grant. Commissioner Conley seconded. All ayes. Motion carried.

Commissioner McGraw made a motion to accept Resolution #2024-04 to go forward with the grant. Commissioner Conley seconded. All ayes. Motion carried.

#### **Parks, Recreation, and Cemetery:**

Commissioner Mike Thomas informed the Board they had ordered a portable pitching mound for the ballfield; Cemetery and Parks look good; We got paperwork from the Environmental Health; we are now waiting on Bruce McFadden for the bathroom at the Lake. The Lake Open Cookout will be June 1<sup>st</sup> starting at 11am.

Commissioner Thomas made a motion accept the Parks, Recreation, and Cemetery Report. Commissioner Robbie Williams seconded. All ayes. Motion carried.

Before the discussion of Lake Admissions was discussed there was a ruckus among the Board.

After they settled down, Commissioner Jerry Williams made a motion to retrack last month's vote to not allow citizens all over Moore County to be able to get into the Pinebluff Lake at the cost of \$75.00 per family plus \$5.00 per lake pin per adult and children and 12 and older. Commissioner Frank Wanko seconded. 2 ayes. 3 nays. (Commissioners Mike Thomas, Guy McGraw, and Robbie Conley voted no). The motion failed. Last month's motion stands.

#### **Building Inspection:**

Commissioner Guy McGraw presented the Building Inspection's monthly report for April.

Commissioner McGraw made a motion to accept the Building Inspection Report. Commissioner Robbie Conley seconded. All ayes. Motion carried.

#### **Administration:**

Commissioner Guy McGraw presented the monthly tax reports for April.

Commissioner McGraw made a motion to accept the monthly tax reports. Commissioner Frank Wanko seconded. All ayes. Motion carried.

Town Administrator, Melissa Adams presented the monthly Administrator's report for April. She informed the Board that during her and the Mayor's DOT meeting they were informed that the stoplight for Pinebluff is in the engineering phase and it may take some but they will keep us updated.

**Page 5**

Regular Board Minutes

May 16, 2024

Commissioner McGraw made a motion to accept the Administrator's report.  
Commissioner Wanko seconded. All ayes. Motion carried.

**UNFINISHED BUSINESS:**

None

**New Business:**

None

**Other Business:**

None

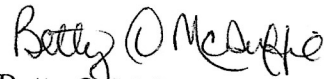
**Announcements:**

None

**Adjournment:**

Commissioner Frank Wanko made a motion to adjourn. Commissioner Jerry Williams seconded. All ayes. Motion carried.  
Meeting adjourned at 8:10 p.m.

Sincerely,



Betty O. McDuffie, CMC  
Town Clerk