

**TOWN OF PINEBLUFF
REGULAR MEETING
April 20, 2023**

The Mayor and the Board of Commissioners of the Town of Pinebluff held their regularly scheduled meeting on Thursday, April 20, 2023 at 6:30 p.m. at the Town Hall.

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

Also present were Town Administrator, Melissa Adams, Police Chief, Pike Nordgren, Fire Chief, Jonathan Richardson, Finance Officer, Beth Cowan, Public Works Manager, Andy Dick, Zoning Administrator, David Francis, and Town Clerk, Betty McDuffie.

Citizens present were Mark McDuffie, Patrick Neligan, Robby Synder, Jimmy Carpenter, Jeremy Underhill, Mike and Sherry Lucas, and Wesley and Medina James.

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 Rachel Byrd presented the adjustments to the agenda:

Zoning/Planning – Add #2 – Short Term Rentals (Air N B). Police Department – Add “c” – Bill for repair to A/C unit at the Police Department. Fire Department – Add “d” – Budget Amendment #12. Streets – Move #2 – Town Garage to Police Department – “b”. Add # 2 – Spray License. Water-Sewer – Add #3 – Sewer Rates. New Business: Add “A” – Discussion of Tri-City Meeting.

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

CONSENT AGENDA:

Approval of items A through G.

Commissioner Guy McGraw made a motion to accept the Consent Agenda.

Commissioner Jerry Williams seconded. All ayes. Motion carried.

PUBLIC ADDRESS TO THE BOARD:

Citizens' Time:

Mr. Jeremy Underhill informed the Board that he has a Town's fire hydrant in his right-of-way to access his property. He had contacted the Town a number of times and was told he would have to pay to move the fire hydrant. He then presented the Board paperwork to show that the fire hydrant was put in after the property was subdivided and the easement was put in before the fire hydrant.

Mayor Ronald McDonald informed the Board that the Town should pay to move the fire hydrant.

After discussion, Commissioner Rachel Byrd made a motion that the Town will take the monetary responsibility of moving the fire hydrant. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Mr. Jimmy Carpenter informed the Board that he had been approached about the property on the corner of South Current Street and East Philadelphia Avenue which is 305 East Philadelphia Avenue. The property has been abandoned for years, the house is fallen in and the yard is all grown up.

After discussion, Commissioner Byrd made a motion to start the process of condemnation of the property at 305 East Baltimore Avenue. Commissioner Williams seconded. All ayes. Motion carried.

Mr. Wesley James informed the Board that he had a complaint about the tractor trailers traveling on East New England Avenue and the speeding cars going up and down the street.

The Board informed Mr. James that East New England Avenue from Currant Street to Pinebluff Lake Road was a state maintain street and we can not control the type of vehicles traveling on the street. The Police Department can take a more active role in monitoring the speeders.

Mr. Robby Synder informed the Board that he was just checking on the update on the use golf carts on Town streets.

Police Chief, Pike Nordgren informed Mr. Synder that he was still waiting to hear from the Village of Pinehurst and the State.

DEPARTMENTAL REPORTS

Zoning/Planning:

Zoning Administrator, David Francis informed the Board that Andy Dick was doing a great job training in the inspection department.

Zoning Administrator Francis informed the Board that Nathali Delgado has two parcels on Pinebluff Lake Road and they are zoned R-8 (for mobile homes) but he would like to rezone to R-30 (single family stick-built homes). The lots are over 30,000 sq ft each. The Planning Board has made their recommendation. If you agree you will need to set a Public Hearing.

After discussion, Commissioner Guy McGraw made a motion to set the Public Hearing at next month's regular board meeting. Commissioner Robbie Conley seconded. All ayes. Motion carried.

Town Clerk, Betty McDuffie informed the Board that the Town's attorney stated that there were two (2) ways to treat short term rental (AirBnBs). (1) To be treated as single-family residential uses. The general rule is that, if a Town's ordinance does not specifically regulate a particular use (short term rentals, in this case), then you should treat them the same as the most similar use listed in the ordinance (which is probably single-family residential use, in this case). (2) The Board could amend the UDO to regulate short term rentals as a separate use. But he would need specific direction from the Board to explore the option and to begin preparing a zoning text amendment.

After discussion, Commissioner Conley made a motion to leave the Town ordinance as is. Commissioner Mike Thomas seconded. All ayes. Motion carried.

Police Department:

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

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

Police Chief Nordgren informed the Board that the company came in and put in the lift in the Town Garage but the concrete underneath is only 4" deep but should be at least 6".

After discussion, Commissioner Guy McGraw made a motion to cut the concrete out under the lift and put in 8" concrete and to allocate \$2,500.00 for the job but to adjust the amount as needed. Commissioner Williams seconded. All ayes. Motion carried.

Police Chief Nordgren presented the Board a bid from TempControl to fix the heating and air unit at the Police Station for \$2,214.90.

Commissioner McGraw made a motion to have TempControl fix the A/C unit at the Police Station. Commissioner Robbie Conley seconded. All ayes. Motion carried.

Fire Department:

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

Commissioner Guy McGraw 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 he was requesting to promote the three (3) full-time Firefighters to Lieutenants. They have been serving more and more in a Supervisor/Leadership capacity since they started in 2021. We have the funding to allow for these promotions in the budget already for the remainder of the fiscal year. If you approve the promotions they will take effect April 28, 2023.

After discussion, Commissioner Guy McGraw made the motion to approve the promotions to take effect April 28, 2023. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Fire Chief Richardson informed the Board that the work on the antique Mack Fire Truck has been ongoing for the past few months, but they have run into a problem. There is a valve that has broken off in the engine so now the entire engine will need to be rebuilt. We have talked to a few vendors about the rebuild and it mostly likely will not be able to take place in this fiscal year. He asked the Board if the funds allotted for repairs to the Mack be reallocated to fix the Mack in the next fiscal year.

Finance Officer, Beth Cowan informed the Fire Chief that any money left will go into the General Fund but it will be no problem to do a budget amendment.

Commissioner Williams made a motion to approve Budget Amendment #12 to decrease Contingency Surplus #10-4100-9700 by \$4,541.00 and to increase Capital Outlay-Equipment (Fire) #10-4410-5200 by \$4,541.00 to pay for replacing existing condenser coil with new replacement coil for the 7.5-ton industrial heat pump (Fire Department). Commissioner McGraw seconded. All ayes. Motion carried.

Streets:

Commissioner Robbie Conley informed the Board that the Public Works employees were taking the class to get their pesticide license. I would like to make motion to give them a \$.50 raise if they pass the class and get their licenses. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Commissioner Conley presented the Street Department's monthly report for March.

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

Water-Sewer:

Commissioner Robbie Conley presented the Water-Sewer Department's monthly report for March.

Commissioner 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 Kimberly Eden a water leak adjustment of \$220.48 for a water leak in the hot water heater under the house. Commissioner Mike Thomas seconded. All ayes. Motion carried.

Town Clerk, Betty McDuffie presented the Board the County of Moore's sewer rate increase by \$.10 per 1000 gallons.

After discussion, Commissioner McGraw made a motion to increase the sewer rates by \$.10 per 1000 gallons in July. Commissioner Thomas seconded. All ayes. Motion carried.

Parks, Recreation, and Cemetery:

Commissioner Thomas informed the Board that the Public Works employees were doing a great job on the Cemetery and the Parks. Also, with the pinecone hunt the walking trails have been used quite a bit.

Commissioner Thomas also informed the Board that he needed to purchase two (2) new picnic tables and three (3) eight-foot benches for the Cunningham Park for \$8,046.97, but he was not sure if he had the money.

Town Administrator, Melissa Adams informed Commissioner Thomas that he had the money.

Commissioner Thomas made a motion to purchase the picnic tables and benches for Cunningham Park. Commissioner Robbie Conley seconded. All ayes. Motion carried.

Commissioner Thomas made a motion to accept the Parks, Recreation, and Cemetery report as presented. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Building Inspection:

Commissioner Rachel Byrd presented the Building Inspection's monthly report for March.

Commissioner Byrd made a motion to accept the Building Inspection Report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Administration:

Commissioner Rachel Byrd presented the monthly tax reports for March.

Commissioner Byrd made a motion to accept the monthly tax reports. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Town Clerk, Betty McDuffie informed the Board that Michael Williams would like to sell his lot to the Town that butts up to the Town's empty lot next to the Town Hall.

After discussion, Commissioner Byrd made a motion to not purchase Mr. Williams property. Commissioner Williams seconded. All ayes. Motion carried.

Town Clerk McDuffie informed the Board that Moore County Partners in Progress would like for the Town to budget \$1,000.00 for the FY 2023-2024 budget.

After discussion, Commissioner Byrd made a motion to table until next month's meeting and invite them to come give the Board a little more information about Partners in Progress. Commissioner Williams seconded.

Unfinished Business:

None

New Business:

Town Administrator, Melissa Adams informed the Board she and the Mayor have attended meetings concerning the possibility of an MPO – Metropolitan Planning Organization being formed for our area for transportation planning purposes. Federal Law requires urban areas with more than 50,000 residents to fall within a MPO; the 2020 census has designated our area with a population of 50,319. As a result, either; a new MPO must be formed or an existing nearby MPO could be expanded to cover the area. There is some talk that FAMPO – Fayetteville Area Metropolitan Planning Organization is interested in expanding to our area, should our municipalities not be interested in forming our own MPO. The Town of Pinebluff would need to make a decision by Resolution possibly by this June of our interest in participating in the MPO. The next informal meeting will be hosted by the Town of Aberdeen at the Aberdeen Fire Station, Monday, April 24th at 1:30 p.m. They have asked if myself and another representative of the Town can attend.

Other Business:

None

Announcements:

None

Adjournment:

Commissioner Jerry Williams made a motion to adjourn. Commissioner Rachel Byrd seconded. All ayes. Motion carried.

Meeting adjourned at 8:10 p.m.

Sincerely,



Betty O. McDuffie, CMC
Town Clerk