

GOLDSTON TOWN BOARD MINUTES

3 April 2023
Regular Meeting

Members Present: Mayor Jonathan Hensley

Commissioners: Steve Cunnup, Charlie Fields, Lynn Gaines, Wayne Woody, and Banks Burke

Attorney: Paul Messick

Guests: Hunter Glenn, Keenan Conder, Ann Darby, Mark Cares (adjoining property owner)
Ben Townsend

Mayor Hensley called the meeting to order and asked for a motion to approve the agenda. Wayne Woody moved to approve the agenda. Steve Cunnup seconded the motion and, motion passed with all voting in favor.

The clerk previously emailed Minutes of the March 6, 2023 regular meeting to board members for review. There being no corrections or changes, Steve Cunnup moved to approve the minutes. Charlie Fields seconded and, motion passed with all voting in favor. The clerk reported balances as follows: General Fund \$220,579.42; ARP Funds \$47,963.96; General Fund CD's \$465,000.00 Powell Bill Fund \$39,146.16; Sewer Enterprise Fund \$271,524.44; Short Lived Asset Fund \$57,653.70; CDBG-Ph2 \$.00. All members were given copies and a copy is attached hereto. Lynn Gaines moved to accept. Steve Cunnup seconded the motion and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments: None

Clerk's Office. Annexation Petitions received:

1. Parcel No. 95591 at 8182 Pittsboro Goldston Rd. (Branch subdivision Phase II)
2. Parcel Number 62615 at 13415 US 421 S (Kelly Properties) 72 acres

Steve Cunnup moved to accept the Annexation Petition for Branch (Fields) Subdivision Phase II and adopt the Resolution Directing the Clerk to Investigate under G.S. 160A-58.1. Wayne Woody seconded the motion and motion carried.

Wayne Woody moved to accept the Annexation Petition for Kelly Properties and adopt the Resolution Directing the Clerk to Investigate under G.S. 160A-58.1. Steve Cunnup seconded the motion and motion carried.

Lynn Gaines moved to call for a Public Hearing for the Annexations, Zoning Map Amendments, and Amendments to the Town's Local Watershed protection map for both proposed properties herein addressed. Charlie Fields seconded the motion and motion carried with 5 YES and 0 NO.

Charlie Fields moved to open the Public Hearings for both properties that advertised on March 23, 2023 and March 30, 2023. Wayne Woody seconded the motion and motion carried with 5 YES and 0 NO.

The following items to be addressed during the Public Hearing:

Kelly Properties Annexation, Rezoning and Watershed Map Amendment:

1. Legislative Hearing on a Proposed Annexation.

Michael Blakley on behalf Kelly Properties of Goldston LLC has requested a voluntary satellite annexation of a 72.17 acre tract of a 122.23-acre tract located land at 13415 US 421 South Chatham County Parcel 62615. There were no comments or questions from the public.

2. Legislative Hearing on Proposed Re-Zoning Map

Michael Blakley, on behalf of Kelly Properties of Goldston, LLC, has requested an amendment to the Town of Goldston Zoning Map to zone as IH-Heavy Industrial 72.17 acres of a 122.23 acre parcel located at 13415 US 421 S. (Parcel 62615).

3. Legislative Hearing on Proposed Watershed Map

Michael Blakley, on behalf of Kelly Properties of Goldston, LLC, has requested an amendment to the Town's watershed protection map incorporating a 72.17-acre portion of a 122.23-acre tract located at 13415 US 421 S. (Parcel 62615) as Local Watershed.

Goldston Fields Phase II Annexation, Rezoning and Watershed Map Amendment:

1. Legislative Hearing on a Proposed Annexation.

Michael Blakley on behalf of Bobby A. Branch has requested a voluntary satellite annexation of a 25.07 acre tract of land at NC SR 1010, Goldston, NC. 8182 Pittsboro Goldston Road (Chatham County Tax Parcel 00095591). There were no comments or questions from the public.

2. Legislative Hearing on Proposed Re-Zoning Map

Michael Blakley, on behalf of Bobby A. Branch, has requested an amendment to the Town's zoning map to zone as R-15 a 25.07-acre tract located at 8182 Pittsboro Goldston Rd (Parcel 95591).

3. Legislative Hearing on Proposed Watershed Map

Michael Blakley, on behalf of Bobby A. Branch, has requested an amendment to the Town's watershed protection map incorporating a 25.07-acre tract located at 8182 Pittsboro Goldston Rd (Parcel 95591) as Local Watershed.

Hunter Glenn presented the items to those in attendance and answered questions. The items will be sent to the Goldston Planning Board for review and recommendations.

Charlie Fields moved to close the Public Hearing and re-convene the regular meeting. Wayne Woody seconded the motion and motion carried with 5 YES and 0 No.

Mayor Hensley continued the regular meeting:

Old Business

Beautification. Amanda Jones was not present but Jonathan reported she had spent \$72.64 and will turn in receipts at the next meeting. She will start planting around April 15.

Walking Trail. Lynn Gaines reported he has tried to obtain 2 additional quotes but his calls and emails have not been responded to. He stated there are only 5 companies in NC and two of those are 5 hours away in the mountains. He will ask Matt Malone with NC Nature Trails to give a formalized quote to present at the May meeting.

Housing Code and Nuisances Draft. Jonathan had contacted State Code Enforcement. He asked the board members to be prepared to adopt the Housing and Regulation Code at the next meeting.

CDBG Phase 2. The clerk reported the Fair Housing Activity for Quarter 1-2023 was completed on March 15, 2023 by posting a Fair Housing Poster in two locations within the Goldston Public Library. A copy is attached. Steve Cunnup reported the project is still moving along, The electrical work will begin soon and all sewer taps are installed on both sides of the road on Pinecrest. The rock extraction issue still needs to be resolved.

Scout Building Repairs Update. Steve has talked with Fredy Rickman and he will begin work on repairing the fascia board and installing the gutters. Jonathan reported the roof of the building has a leak and the roof is in need of being replaced as well as the picnic shelter roof. No action was taken.

Ethics Training. Wayne's training is still pending.

ARP Policies – The clerk presented the following policies to be adopted as required for ARP/CSLFRF Award:

1. Records Retention Policy
2. Eligible Project Policy for the Expenditure of ARP Funds
3. Policy for Allowable Costs and Cost Principles for Expenditure of ARP Funds
4. ARPA Nondiscrimination Policy
5. Conflict of Interest Policy

Charlie Fields moved to adopt the policies. Wayne Woody seconded the motion and motion carried with all voting in favor.

Garbage Contract Renewal. The GFL contract will expire June 30, 2023. Steve had been in contact with the GFL representatives. They are meeting to review the contract renewal and will contact him when completed. Steve will send an email to the board members once he hears from them. If the renewal of the contract will be the same, he suggested staying with GFL since they have given good service with only CPI increases.

New Business:

Clerk's Office: The clerk presented an Ordinance Amendment to the General Fund Budget for Fiscal Year 2022-2023 to move funds from Admin-Clerical Trainee Fees = \$5,000 and move funds from Admin-Beautification-Parade = \$5,000; a total of \$10,000.00 to the Public Buildings-Capital Outlay fund. This is to cover the cost of replacing the HVAC unit at the Rescue Squad Building. Wayne Woody moved to adopt the General Fund Budget Ordinance Amendment 2022-2023. Charlie Fields seconded the motion and motion carried with all voting in favor. Copy attached.

The clerk presented an Ordinance Amendment to the Powell Bill Fund Budget for Fiscal Year 2022-2023 to move funds from Fund Balance = \$15,000 to the Street Expenses Line Item = \$15,000. This will cover the cost of having the Speed Humps installed and other street expenses that may be needed for the remainder of the Fiscal Year. Charlie Fields moved to adopt the Powell Bill Fund Budget Ordinance Amendment 2022-2023. Wayne Woody seconded the motion and motion carried with all voting in favor. Copy attached.

Drainage Ditch Mowing. The contract with Scott Bryant has expired and there have been others interested in giving a quote. Steve will work up specifications for board members to review at the May meeting.

Chatham County Planning. Hunter Glenn is going to start being at the Town Hall a half day per week on Thursdays starting this month. He will work up a schedule of the hours he will be available and send it to the board members.

Summit Design. Charlie Fields addressed the flyer he had received in the mail about the meetings on April 13 and 15 at Goldston Fire Department facilitated by Summit Design. Ann Darby gave a description of what they hope to accomplish in order to entice the Town Commissioners to be willing to annex the property in the Antioch area for a proposed rock quarry.

There being no further business, Steve Cunnup moved to adjourn the meeting. Banks Burke seconded and all voted in favor – 5 yes and 0 no.

Respectfully submitted,

3

Jonathan Herdley, Mayor

Annie K King-Gaines, Clerk