

GOLDSTON TOWN BOARD MINUTES

12 June 2023
Regular Meeting

Members Present: Mayor Jonathan Hensley

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

Guests: Amanda Jones, Keenan Conder, Bobby Branch, Michael Blakley, Ben Townsend,
Rodney Oldham

Chatham County Planning Board: Hunter Glenn

Goldston Planning Board: Howard Willett, Obie Wicker, Chris Minor, Phyllis Rankin

Chatham Christian Academy: Caleb Staley, Avajan Oldham, Angie Brady-Andrew, Beverly Browne

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

The clerk previously emailed Minutes of the May 1, 2023 regular meeting to board members for review. Steve Cunnup emailed the May 22, 2023 Work Session Minutes and Closed Session minutes to board members for review. There being no corrections or changes to the aforementioned minutes, Wayne Woody moved to approve the minutes Lynn Gaines seconded and, motion passed with all voting in favor.

The clerk reported balances as follows: General Fund \$227,322.66; General Fund CD's \$465,000.00; Powell Bill Fund \$39,146.16; Sewer Enterprise Fund \$290,168.75; Short Lived Asset Fund \$57,653.70; CDBG-Ph2 \$0.00. All members were given copies and a copy is attached hereto. Lynn Gaines moved to accept. Wayne Woody seconded the motion and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments: None

Public Hearing for 2023-2024 Proposed Budget:

Mayor Hensley asked for a motion to open the Public Hearing for the Proposed 2023/2024 Budget. Wayne Woody moved to open the public hearing. Charlie Fields seconded and the motion passed unanimously. There were no oral or written comments offered.

Mayor Hensley asked for a motion to close the Public Hearing Item #1 and open Public Hearing Item #2. Charlie Fields moved to close the Public Hearing. Banks Burke seconded the motion and motion passed unanimously.

Public Hearing for Chatham Christian Academy Rezoning Map Amendment for the property owned by Goldston Baptist Church to accommodate the proposed school. Hunter Glenn presented the remarks and details for the public hearing. There was discussion about potential traffic issues when dropping off or picking up the children. Also, the amount of traffic on N. Church St. Rodney Oldham (adjoining property owner) commented that he is in favor of the school but wondered would the school affect the value of his property. The general response was that it would not. The request will be sent to the Planning Board for review.

Mayor Hensley asked for a motion to close the Public Hearing. Banks Burke moved to close the Public Hearing and reconvene the regular meeting. Charlie Fields seconded the motion and motion carried with all voting in favor.

Mayor Hensley reconvened the regular meeting.

Old Business

CDBG Phase 2. Steve provided an update. JYMCO's electrician is in the process of wiring and turning up the pump station. While this is being done they will start running the lines to a point close to the connection point. The County has agreed to accommodate this to speed things up.

Paul Messick & JYMCO's attorney have agreed on a mediator for the issues. Mediation will begin on June 28th at the Justice Center in Pittsboro.

Scout Building Repairs Update. Additional quotes for a less expensive roof replacement? No update available yet.

Drainage Ditch Mowing. The contract with Scott Bryant has expired. Wayne Woody abstained from the voting due to his relationship with one of the bidders. Steve presented the four (4) quotes received. Scott Bryant having the lowest quote of \$8,500, Charlie Fields moved to accept the quote and place the contract with Scott Bryant. Lynn Gaines seconded the motion and motion carried with all voting in favor.

Park-Mow and Maintenance. Wayne reported that he is still getting complaints about trash cans overflowing, trash not being picked up, ballfield fencing needs to be cleared of vines briars, etc. It was noted the Recreation Department is responsible for picking up the trash and maintaining the fencing around the ballfield. There was some discussion about more trash cans or a dumpster. After much discussion, the subject was tabled.

New Business

Goldston Unified Development Ordinance. A legislative public hearing request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically chapters 2.3,2.4,2.8,2.10,2.13, and 8.3. Steve and Hunter commented that these were related to adding zoning for a central business district and adding a Critical Area (CA) to the Watershed specs. Charlie Fields moved to schedule the Public Hearing for July 10, 2023. Wayne Woody seconded the motion and motion passed with 5 YES and 0 NO.

Goldston Fields Phase I Plat Review. The Planning Board submitted their recommendation of approval with conditions. Steve reminded everyone that this had been discussed in our work session and the general consensus was to approve with the Planning Board's and The Town's conditions.

Charlie Fields moved to accept the First Plat for Goldston Fields Phase I Subdivision with conditions. Lynn Gaines seconded the motion and motion passed with 5 YES and 0 NO. Hunter will prepare a letter of acceptance and detail the 4 conditions.

Goldston Fields Phase II. Review, discuss and possible vote on the Annexation, Rezoning and Watershed Map Amendment provided Goldston Planning Board has submitted recommendation for approval. The Public Hearing was held on April 3, 2023. The Clerk has issued the Certificate of Sufficiency. Hunter advised that we needed to vote separately on Annexation and Rezoning and that we had to open a sperate session for the Watershed Map.

Steve Cunnup moved to approve and adopt the Annexation for Goldston Fields Phase II. Wayne Woody seconded the motion, and motion carried with 4 YES and 1 NO

Charlie Fields moved to approve and adopt the Rezoning Goldston Fields Phase II. Wayne Woody seconded the motion, and motion carried with 5 YES and 0 NO

Charlie Fields moved to open a session for the Watershed Review Board. Wayne Woody seconded the motion and the motion carried unanimously. The Planning Board reviewed and approved the Amendment to the Watershed Map in their May 9th meeting.

Charlie Fields moved to approve and adopt the Amendment to the Watershed Map. Wayne Woody seconded the motion, and motion carried with 5 YES and 0 NO

Charlie Fields moved to close the session of the Watershed Review Board. Banks Burke seconded the motion and motion carried unanimously.

Kelly Properties request was tabled at Michael Blakley's request.

Tumbleweed Holdings, LLC. Annexation Petition for 628.04 -- Tabled until Watershed Map resolved.

Dale Locklear - Dale told Steve his father was interested in locating one of those self-serve Ice & Water machines in town. He asked Steve to see if the board would be inclined to approve of this. Everyone agreed they would like to see it.


Clerk's Office:

Proposed Budget for 2023-2024. Banks Burke moved to approve and adopt the 2023-2024 Budget Ordinance. Charlie Fields seconded the motion and motion carried with 5 YES and 0 NO

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,


Jonathan Hensley, Mayor


John S Cunnup, Commissioner
(Acting for Clerk in her absence)