

GOLDSTON TOWN BOARD MINUTES

11 September 2023
Regular Meeting

Members Present: Mayor Jonathan Hensley

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

Absent:

Guests:

Chatham County Planning Staff: Hunter Glenn

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 August 7, 2023 regular meeting and public hearings to board members for review. There being no corrections or changes to the aforementioned minutes, Charlie Fields moved to approve both sets of minutes. Steve Cunnup seconded and, motion passed with all voting in favor.

The clerk reported balances as follows: General Fund \$257,992.49; General Fund CD's \$450,000.00; Powell Bill Fund \$33,251.16; Sewer Enterprise Fund \$295,349.62; 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. Charlie Fields seconded the motion and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

Tina Fortner spoke regarding the Tumbleweed LCID Landfill proposal cautioning the board members that approving rezoning to Heavy Industrial gives a lot of power to the applicant. She gave Mayor Hensley an article printed from legislative statues 130A-291 Article 9.

Beth Barber expressed dissatisfaction about the Sewer Pump Station alarm that sounds during heavy rains as being annoying. Steve Cunnup will check to see if the alarm can be silenced.

Ketih Hooker. Stated leaking manholes is the reason for the pump station problem during heavy rains. He stated he lives outside the city limits and has his own sewer system. Steve told him there had been numerous tests done to find the source.

Amanda Jones stated she will add some fall flowers toward the end of the month.

Public Comment period closed.

Mayor Hensley announced the following:

Michael Blakeley, on behalf of Bobby Branch for Tumbleweed Holdings, LLC contacted Mayor Hensley on August 28, 2023 requesting to postpone the Public Hearing that was scheduled for September 11, 2023, 2023 until October 2, 2023 to allow time to provide additional information as requested at the TRC meeting on July 27, 2023. Request to postpone granted.

Mayor Hensley asked for a motion to open Public Hearings for the following items: Steve Cunnup moved to open the Public Hearings. Lynn Gaines seconded and motion carried with 5 YES and 0 No votes.

Public Hearing Item for Harvey Harman, on behalf of Chatham County Habitat for Humanity request voluntary satellite annexation. Mayor Hensley gave an overview of the proposed use of the property to be considered for annexation. More detail is available in the Public Hearing minutes.

Public Hearing for Tracy Ayotte, on behalf of Ricky Beal and High Point Precast Products request for voluntary satellite annexation. Mayor Hensley gave an overview of the proposed use of the property to be considered for annexation. More detail is available in the Public Hearing minutes.

Mayor Hensley asked for a motion to close the Public Hearings and reconvene the regular meeting. Charlie Fields moved to close Public Hearing and reconvene the regular meeting. Steve Cunnup seconded the motion and motion passed with 5 YES and 0 NO votes.

Mayor Hensley reconvened the regular meeting at 7:35 pm.

Hunter Glenn stated the Goldston Planning Board will meet September 12, 2023 to review the Zoning Map and Local Watershed Map Amendments for the two proposed annexations herein and present their recommendation to the Goldston Town Board at the October 2, 2023 meeting.

Old Business

CDBG Phase II. Clerk reported the Fair Housing Activity for Q3-2023 was completed on August 18, 2023 by posting the attached posters at Town Hall.

CDBG Phase II. Steve Cunnup stated the concrete pad for the generator has not passed the break test yet but will be tested again soon. The grinder pump may possibly be used for the Lorna Taylor hookup since the distance is so far from the tap. Jonathan stated he will contact Attorney Paul Messick to begin discussions of negotiations with Jymco and WithersRavenel concerning the rock issue removal that was beyond the specifications. Charlie Fields moved to allow Paul to negotiate up to an amount to be determined. Steve Cunnup seconded and the motion passed with 3 Yes votes and 2 No votes.

Standard Specifications. Steve stated Paul Messick is still working on Section 1 that consists of Engineering Standard Specifications which is the guideline for how to use the specifications. Once Steve receives it, he will send it to all the Commissioners for review.

Housing Code Specifications and Nuisances Ordinance. Steve Cunnup stated he has studied the proposed documents and is not comfortable voting on it at this time. All the board members agree it is quite detailed and requires further review and discussion.

Old Rescue Vehicles. Jonathan stated Scott Harris will place the vehicles on the auction website in a couple of weeks and set the auction date to end on October 10th. Scott plans to get the vehicles cleaned up and photographed for posting this week.

Park-Recreation. Jonathan stated the playground equipment needs work. The bridge keeps breaking. Steve suggested removing the bridge portion completely. Wayne and Jonathan will take it down. Jonathan suggested adding funds to the 2024-2025 budget for replacement of the equipment. Tracey Burnette may be a good source to contact for help with funding.

Scout Building. There was discussion concerning roof replacement. Charlie Fields will contact Narato Roofing in Sanford for a quote. Jonathan will contact Custom Comfort for a quote for a mini split unit for the building as well.

New Business

Goldston Library Lease Renewal with Chatham County. The original Lease Agreement is set to expire on January 12, 2024. Chatham County is proposing an additional term of ten (10) years. Charlie Fields moved to approve and accept the Lease Agreement. Lynn Gaines seconded the motion and motion passed with 5 YES and 0 NO. The clerk will send the agreement to Chatham County to be signed by the Chair of Chatham County Commissioners.

Cypress Lane Flooding. Steve stated Tommy Kirk had reported the ditch floods over Cypress Lane during heavy rains. It was suggested adding another pipe of the same size may resolve the problem. Charlie Fields will get a quote.

Walking Trail Update. Lynn Gaines stated that Nature Trails is supposed to start the renovation in October 2023.

Main Street speeding issue. Jonathn stated NCDOT is convinced there needs to be some traffic control on Main Street. They are proposing a 4-Way stop at Lancaster and Colonial intersection. Pedestrian crosswalk is planned for Hillcrest and Main Street. The work could begin in November 2023.

Annexation Moratorium. Lynn Gaines stated that due to the fact that Chatham County Planning is requesting the Town to hire an Engineering/Consulting firm to process the annexations, zoning, and watershed amendment requests from various applicants, he proposes a moratorium on annexations for 6 months to 1 year to allow time to interview and acquire a firm that would be a good fit for Goldston. Jonathan will discuss with Paul Messick the legal requirements for putting it in place. No action was taken.

Closed Session: In accordance with G.S. 143-318.11(a) Lynn Gaines moved to enter into Closed Session for permitted purpose #5 Employment Contract. Steve Cunnup seconded the motion and motion passed with All yes and 0 No votes. The attending guests exited the regular meeting.

There being no further regular business, Steve Cunnup moved to adjourn the meeting. Wayne Woody seconded and all voted in favor – 5 YES and 0 NO.

Respectfully submitted,



Jonathan Hensley, Mayor



Annie K. King-Gaines
Clerk