

GOLDSTON TOWN BOARD MINUTES

2 October 2023
Regular Meeting

Members Present: Mayor Jonathan Hensley
Commissioners: Steve Cunnup, Charlie Fields, Wayne Woody, and Banks Burke
Absent: Lynn Gaines
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. Charlie Fields seconded the motion and motion passed with all voting in favor.

The clerk previously emailed Minutes of the September 11, 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. Banks Burke seconded and, motion passed with all voting in favor.

The clerk reported balances as follows: General Fund \$265,217.39; General Fund CD's \$450,000.00; Powell Bill Fund \$ 38,698.35; Sewer Enterprise Fund \$289,001.60; Short Lived Asset Fund \$57,653.70; CDBG-Ph2 \$.00. All members were given copies and a copy is attached hereto. Steve Cunnup 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: Miles DeVaney questioned the Tumbleweed Annexation. Mayor Hensley addressed the subject in the next item on the Agenda.

Mayor Hensley announced the following:

Bobby Branch for Tumbleweed Holdings, LLC contacted Mayor Hensley on September 20, 2023 and officially pulled the Annexation Petition, Request for Rezoning and Watershed Map Amendments. He stated that Tumbleweed Holdings LLC can't make any further requests from the Town for one (1) year.

Kelly Properties of Goldston LLC. An Annexation Ordinance to Extend the Corporate Limits of the Town of Goldston was presented for 72.17 acres located at 13415 US Hwy 421 South. The Public Hearing was held on April 3, 2023 after due notice of publication on March 23rd and March 30, 2023. The Goldston Planning Board unanimously voted on May 9, 2023 to recommend the Annexation of Kelly Properties to the Goldston Board of Commissioners. Steve Cunnup moved to adopt the Ordinance to Extend the Corporate Limits of the Town of Goldston. Wayne Woody seconded the motion and motion passed with 4 YES and 0 No votes.

Hunter Glenn gave an overview of the review results from the Goldston Planning Board and recommendations for Zoning map amendment for Kelly Properties. The Planning Board unanimously voted to recommend approval to the Goldston Board of Commissioners on May 9, 2023. The re-zoning is for Heavy Industrial in Goldston for General Use. General Use means it can be used for anything that is allowed in the UDO with "P"(permitted) code. Steve Cunnup stated the intent for use is a storage facility. Sewer is not available because Sanford will not allow tapping on to the existing sewer line.

Kelly Properties: Having received a positive recommendation from the Goldston Planning Board, an Ordinance Amending the Zoning Map of the Town of Goldston was presented to add 72.17 acres located at 13415 US Hwy 421 South. The Public Hearing was held on April 3, 2023 after due publication on March 23rd and March 30, 2023. Steve Cunnup moved to adopt the Ordinance Amending the Zoning Map of the Town of Goldston. Wayne Woody

seconded the motion. During the discussion, Mayor Hensley read the Resolution (Consistency Statement) Amending the Town of Goldston Zoning Map. A vote was taken and motion passed with 4 YES and 0 NO.

Habitat for Humanity on behalf of Harvey Harman. An Annexation Ordinance to Extend the Corporate Limits of the Town of Goldston was presented for 3.16 acres located on Pinecrest Drive. The Public Hearing was held on September 11, 2023 after due notice of publication on August 24, 2023. The Goldston Planning Board unanimously voted on September 12, 2023 to recommend the Annexation of Habitat for Humanity to the Goldston Board of Commissioners. Charlie Fields moved to adopt the Ordinance to Extend the Corporate Limits of the Town of Goldston. Wayne Woody seconded the motion and motion passed with 4 YES and 0 No votes.

Hunter Glenn gave an overview of the review results from the Goldston Planning Board and recommendations for Zoning map amendment for Habitat for Humanity for 3.16 acres on Pinecrest Drive. The Public Hearing was held on August 7, 2023 after due publication on July 27th and August 3, 2023. The Planning Board unanimously voted to recommend approval to the Town Board on September 12, 2023. Having received a positive recommendation from Goldston Planning Board, Charlie Fields moved to adopt the Ordinance Amending the Zoning Map of the Town of Goldston. Wayne Woody seconded the motion. During the discussion, Mayor Hensley read the Resolution (Consistency Statement) Amending the Zoning Map of the Town of Goldston. A vote was taken and the motion passed with 4 YES and 0 NO votes.

Joseph Ricky Beal and Deborah K. Beal and High Point Precast Products Inc. An Annexation Ordinance to Extend the Corporate Limits of the Town of Goldston was presented for 17.826 acres located at 870 and 819 Walter Lambert Road, Goldston NC. The Public Hearing was held on September 11, 2023 after due notice of publication on August 24, 2023. The Goldston Planning Board unanimously voted on September 12, 2023 to recommend the Annexation of J. Ricky and Deborah K. Beal and High Point Precast Products, Inc. to the Goldston Board of Commissioners. Wayne Woody moved to adopt the Ordinance to Extend the Corporate Limits of the Town of Goldston. Steve Cunnup seconded the motion and motion passed with 4 YES and 0 No votes.

Hunter Glenn gave an overview of the review results from the Goldston Planning Board and recommendations for Zoning map amendment for Joseph Ricky Beal and Deborah K. Beal and High Point Precast Products, Inc. for 17.826 acres located at 870 and 819 Walter Lambert Road, Goldston NC. The Public Hearing was held on August 7, 2023 after due publication on July 27th and August 3, 2023. The Planning Board unanimously voted to recommend approval to the Town Board on September 12, 2023. Having received a positive recommendation from Goldston Planning Board, Charlie Fields moved to adopt the Ordinance Amending the Zoning Map of the Town of Goldston. Steve Cunnup seconded the motion. During the discussion, Mayor Hensley read the Resolution (Consistency Statement) Amending the Zoning Map of the Town of Goldston. A vote was taken and the motion passed with 4 YES and 0 NO votes.

The following three properties were presented to consider Ordinances Amending the Watershed Map of the Town of Goldston: Kelly Properties of Goldston, LLC; Habitat for Humanity (Harvey Harman) and Joseph Ricky and Deborah K. Beal and High Point Precast Products, Inc.

Charlie Fields moved to recess the regular meeting. Wayne Woody seconded and all voted in favor.

Steve Cunnup moved to convene a session for the Watershed Review Board. Wayne Woody seconded the motion and the motion carried unanimously.

The Goldston Planning Board reviewed and voted unanimously to approve the recommendation to the Goldston Board of Commissioners for the Amendment to the Watershed Map in their May 9, 2023 meeting for Kelly Properties of Goldston, LLC.

The Goldston Planning Board reviewed and voted unanimously to approve the recommendation to the Goldston Board of Commissioners for the Amendment to the Watershed Map in their September 12, 2023 meeting for Habitat for Humanity (Harvey Harman).

The Goldston Planning Board reviewed and voted unanimously to approve the recommendation to the Goldston Board of Commissioners for Amendment Watershed Map in their September 12, 2023 meeting for Habitat for Humanity and Ricky Beal/ Hight Point Precast Products.

Having received a positive recommendation from Goldston Planning Board for all three properties, Charlie Fields moved to approve and adopt the Amendment to the Watershed Map for Kelly Properties of Goldston, LLC, Habitat for Humanity (Harvey Harman), and Joseph Ricky and Deborah K. Beal and High Point Precast Products< inc. Wayne Woody seconded the motion, and motion carried with 4 YES and 0 NO

Steve Cunnup moved to close the session of the Watershed Review Board and re-convene the regular meeting. Banks Burke seconded the motion and motion carried unanimously.

Mayor Hensley re-convened the regular meeting at 7:46 pm.

Old Business

CDBG Phase II. Steve stated that Progress Meeting 10 was on September 18, 2023. The electric meter has been installed and turned on by Central EMC. The Pump Station should get started up next week. The Town is supposed to receive some state funding. Jymco is aware of the funding and waiting to be paid for the excess rock removal that was not authorized prior to removal. Paul Messick is meeting with a knowledgeable person and working on a solution to settle the matter. Some of the state funds will be used to connect homes that didn't qualify according to CDBG requirements.

Old Rescue Vehicles. Jonathan stated the vehicles are up for auction on the Harris Auction website and the auction will end on October 10, 2023.

Park-Recreation. The condition of the park continues to be lacking in care. The trash carts are not being taken to the road for pickup on Tuesdays. The weeding is not being done and the shrubbery needs trimming. The gates being locked and/or unlocked continues to be problematic. Jonathan will set up a meeting with the Recreation Association to clarify what they are responsible for versus what Will Shue is responsible for.

Wayne Woody mentioned that the steps between the upper and lower parks need replacing. He will get quotes. The playground equipment needs to be repaired. A new structure could cost approximately \$40,000-\$60,000.

Scout Building. Charlie Fields presented quotes from Norato Roofing Co. and Supreme Renovations LLC. The most economical quote is from Norato for 50-year Landmark Pro Architectural Shingles = \$10,475.00 plus an additional \$1,395.00 to remove and replace Aluminum Wrap on all Facia Boards, and \$425.00 to remove and reinstall existing Gutters. They will remove the chimney at no charge. The total cost = \$12, 295.00. The quote from Supreme Renovations was \$12,600. Banks Burke moved to accept the quote from Norato Roofing Co. Steve Cunnup seconded and motion carried with all voting in favor. Charlie will contact Norato Roofing Co. to proceed with the work.

Cypress Lane Flooding. Charlie Fields had Mark Mitchell assess the problem of flooding on Cypress Lane. It was determined the existing 36" pipe is adequate enough to carry away the water. The problem is the ditch is not in line with the pipe and needs to be dug out and re-aligned. Mitchell Paving Inc submitted an estimate of \$5,650.00 to correct the problem. Steve Cunnup moved to accept the quote based on verification that the price includes the cost for the excavator and skid steer. Banks Burke seconded and the motion passed with all voting in favor. Charlie did confirm with Mark Mitchell that the equipment charges are included in the \$5,650.00. Charlie will contact Mark Mitchell to proceed with the work.

Walking Trail Update. Nature Trail sent an email to Lynn Gaines today and stated the equipment will be on site tomorrow to begin the renovation.

New Business:

Clerk's Office. The clerk presented an ordinance Amending the Budget Ordinance for Powell Bill Fund Budget 2023-2024 to appropriate \$25,000 from Fund Balance to Expenditures for Professional Fees = \$1,500 and Street Expense = \$23,500.00. Wayne Woody moved to adopt the Budget Amendment Ordinance. Charlie Fields seconded and the motion and motion passed with voting in favor.

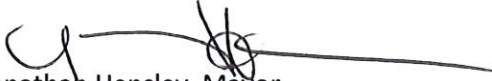

Other:

Steve Cunnup presented a request from Tim Cunnup on behalf of Tommy Kirk requesting authorization to cut a driveway at 434 S. Bellevue Street. It will conform with the specifications of the UDO. Wayne Woody moved to authorize the driveway. Banks Burke seconded and motion passed with all voting in favor.

Charlie Fields stated the gravel trucks continue to travel on Coral Avenue. He proposed enacting a 6.5 ton limit for that street. He will contact Paul Messick for direction and guidance.

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

Respectfully submitted,


Jonathan Hensley, Mayor

Annie K. King-Gaines
Clerk

NOTE: November meeting will be November 13, 2023. The Board of Elections will be occupying the building for The November 6, 2023 local election.