

GOLDSTON TOWN BOARD MINUTES

11 March 2024

Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Banks Burke

Members Absent: Charlie Fields

Guests: Hunter Glenn (Planner), Steve Cunnup (CDBG Coordinator)

Mayor Hensley called the meeting to order at 7:00pm and asked for a motion to approve the agenda. Wayne moved to approve the agenda. Banks seconded the motion and motion passed with all voting in favor.

The Minutes of the February 5, 2024 open session minutes were emailed to board members for review. Lynn moved to approve. A second was heard from Wayne and the motion passed with all voting in favor.

The clerk provided financial statements with balances as follows: General Fund \$260,110.55; General Fund CD's \$450,000.00; Powell Bill Fund \$29,050.80; Sewer Enterprise Fund \$301,591.27; Short Lived Asset Fund \$64,086.70; CDBG-Ph2 \$0.00. All members were given copies and a copy is attached hereto. Lisa moved to accept. Wayne seconded the motion and all voted to accept as presented.

Clerk's office: First Bank CD renewed on Feb 8, 2024 for 6 months at 4.25%. New maturity date is Aug 8, 2024.

The Clerk provided information that the CDBG Phase 2 Fair Housing Activity for Q1-2024 was completed on February 29, 2024 by publishing a legal ad in the Chatham News-Record promoting Fair Housing. A copy is attached.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- Hunter Glenn will be posting the comments from the Planning Board on the County's website in the next few days.
- Phil Gaines spoke in favor of the stop signs, but he did lose a parking spot for his business.
- Mitch Gaines asked the Board to consider passing a moratorium against pollution-creating businesses. He has emailed a sample of such a moratorium to the Board to be reviewed.
- Mitch Gaines reminded the Board that it has to comply with Senate Bill 773 by offering all Town amenities to any property that is annexed.
- John Jennings said he was dissatisfied with the way the public meeting was conducted by Sunrock. Information seemed piece meal and everyone did not leave with the same information. There was no formal presentation, only a sales pitch with divide and conquer mentality. He also doesn't want the increased truck traffic associated with the quarry.
- Thanh Schado came to speak about the Central Pines Rural Planning Organization (CPRPO). Goldston is currently the only municipality that is not a participating in the Central Pines Transportation Group. CentralPinesRPO.org is the website and she has send more information to the Board (see attached).
- Steve Cunnup spoke about Goldston Old Fashion Day. The Goldston Lions Club no longer has enough able-bodied members to set up and break down for such a large event. The Lions Club has agreed to still organize the event, but needs more volunteers from the Town Council and the larger community. The Board committed to seeking more help for the Goldston Lion's Club.

Tumbleweed Annexation: Tumbleweed Properties has submitted an application for annexation for a residential development. Wayne made a motion for a Resolution directing the Clerk to Investigate. A second was heard from Lisa. The motion was approved. A public hearing will take place on April 1 with the advertisement running in the Chatham News and Record on March 21 and March 28.

Goldston Fields Phase II: Hunter Glenn presented information about a subdivision First Plat for the residential development Goldston Fields Phase II. Vote on a request by Michael Blakley, on behalf of Bobby A. Branch, for subdivision First Plat review and approval of Goldston Fields Phase II, consisting of 53 lots on 25.07 acres, located off Pittsboro-Goldston Rd (S.R. 1010) and Vernie Phillips Rd (S.R. 2189); parcel 9553. Wayne made a motion to accept. A second was heard from Banks and the motion was approved unanimously.

Central Business District: A legislative public hearing request by the Goldston Town Board to consider text amendments to the Goldston Unified Development Ordinance; specifically, chapters 1.2; 2.3; 2.4; 2.8; 2.13; and a Zoning Map Amendment creating a new zoning district in the downtown core to be known as CB-1 Central Business. Lynn made a motion to move forward with a public hearing. A second was heard by Banks and the motion passed unanimously. The public hearing will be held on April 1 with the advertisement running in the Chatham News and Record on March 21 and March 28.

UDO: A legislative public hearing request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapter 8 Watershed Protection Regulations. Wayne made a motion to move forward with a public hearing. A second was heard from Lisa and the motion passed unanimously. The public hearing will be held on April 1 with the advertisement running in the Chatham News and Record on March 21 and March 28.

CDBG Compliance Update: A memo dated January 16, 2024 was issued by the State of NC to all CDBG grantees and their consultants. There have been revisions to the CDBG Procurement Policy. To remain in compliance with CDBG reporting, the Town of Goldston must submit a signed Cover Letter on town letterhead, a Resolution accepting the state's new policy, and a copy of the town's revised Procurement Policy and Plan. Banks made a motion to file all paperwork associated with the CDBG policy update. A second was heard by Wayne and the motion was approved.

Building Lease Renewal: The First Health lease is expiring June 30, 2024. Banks made a motion to renew the lease for 3 years at a cost of \$1,600/month and all other terms remaining in place. Wayne seconded and all voted in favor. A new lease is being drafted and will be sent to First Health.

Parks & Recreation:

- The wooden stairs between the upper and lower ballfield need to be replaced. A quote was received from Pittsboro Handyman to do the work for \$4,850. Wayne made a motion to accept the bid. A second was heard from Lisa and the motion was approved.
- Jonathan updated the Board with the status of the playground equipment removal. Kasey James decided to not want to remove the equipment. Jeremy McLeod accepted and will have it done in the next couple of weeks. He is aware that backfill and cleanup is expected after removal.
- Lynn updated the Board with the status of the new bollard installation on the walking trail. Concrete is installed, but caps still need to be installed. 2 areas of the walking trail have eroded and repair estimates are being attained.

Phase II Sewer Funding:

- The town received a memo from NC Department of Environmental Quality with an offer to fund Phase II of the sewer project. A Resolution is needed for NC Funding Acceptance. Wayne made a motion to pass the resolution and Banks seconded. The resolution was adopted.

- The state is offering \$446,200 from the State Reserve Earmark to complete the project. Lynn made a motion for accept the funds. A second was heard from Banks and it was approved unanimously.
- Michael Wicker of WithersRavenel has submitted change order #4, which will be issued to JYMCO upon approval by NC DWI. Banks made a motion to authorize Jonathan to sign Change Order #4 at a date to be determined once NC DWI approves the grant paperwork and reviews and approves the Change Order. Lynn seconded and the motion carried.

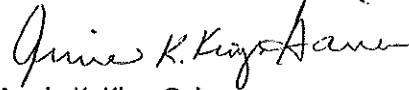
Lisa made motion to enter closed session in accordance with G.S. 143-318.11(a) #6 to discuss personnel matters. Wayne seconded and the Board entered closed session.

After ending closed session, Lisa voted to adjourn; Wayne seconded and the meeting was adjourned.

Respectfully submitted,



Jonathan Mensley, Mayor



Annie K. King-Gaines
Clerk

Assisted by Ben Townsend