

GOLDSTON TOWN BOARD MINUTES

1 April 2024

Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charles Fields
Banks Burke sent an email on March 29, 2024 (attached hereto) of his resignation.

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. Charles moved to approve the agenda. Lynn seconded and the motion passed with all voting in favor.

The Minutes of the March 11, 2024 regular 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 \$277,559.12; General Fund CD's \$450,000.00; Powell Bill Fund \$29,050.80; Sewer Enterprise Fund \$298,797.50; Short Lived Asset Fund \$64,086.70; CDBG-Ph2 \$0.00. All members were given copies and a copy is attached hereto. Lynn moved to accept. Lisa seconded the motion and all voted to accept as presented.

In addition to the financial statements, the clerk provided information regarding a budget amendment to the General Fund increasing Miscellaneous Revenue in the amount of \$15,000 and increasing Expense for Recreation-Maintenance and Repairs line item by \$5,000 and expense line item for Recreation-Capital Outlay by \$10,000.00. Lynn moved to accept the budget amendment, a second was heard by Wayne and the motion was approved unanimously. (A copy is attached).

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- Miles Devaney spoke against the SunRock quarry project. He presented concerns about the volume of diesel trucks hauling rock, especially the number of large dump trucks that would be passing up and down the roads past JS Waters School and Chatham Central High School. It's a health concern as well as a safety concern. Written comments are attached.

Motion to go into public hearing made and seconded. All in favor:

Public Hearings - Tumbleweed Annexation, Tumbleweed Rezoning, Tumbleweed Watershed Map Amendment:

1. Legislative Hearing on a Proposed Annexation.

Michael Blakley on behalf Tumbleweed Holding, LLC has requested a voluntary satellite annexation of 801.84 acres located at 970 Murchison Rd. (Parcels 63303. 67003. 62605. 8322. 9919. 66852 and 9896) in Chatham County NC.

- Marian Norton had concerns that the annexation info wasn't posted on the website. According to Hunter Glenn, the only legal requirements after an annexation is requested is posting a legal ad for the public hearing (which was done) and posting the yellow signs (which was done). Marian also submitted copies of email correspondence that she has had with Adam Parr - State Mining Engineer with DEQ. These emails are attached, as well as her written comments opposing the Tumbleweed annexation.
- Duane Beckner spoke against the entire Tumbleweed project. He would be affected because his land adjoins on 3 sides of the proposed project site.

- Andrew Walker spoke about concerns of checks and balances. If annexed, Tumbleweed would be the largest taxpayer in the town limits and he's afraid that would influence the town's politics negatively.
2. Legislative Public Hearing on Tumbleweed Rezoning.
Michael Blakley, on behalf of Tumbleweed Holdings, LLC, has requested an amendment to the Town of Goldston Zoning Map to zone as R-15 Residential 801.84 acres located at 970 Murchison Rd (Parcels 63303, 62623, 67003, 62605, 8322, 9919, 66852, and 9896).
 - Marian Norton spoke against the Tumbleweed Rezoning. In her opinion R15 zoning is not within the intent of the Town's Land Use Plan. She feels that R15 housing on 800 acres in a satellite annexation would drain the town's already limited resources. Written comments are attached.
 - Tina Fortner asked several questions of the developer, who was onsite to answer.
 3. Legislative Public Hearing on Tumbleweed Watershed Amendment
Michael Blakley, on behalf of Tumbleweed Holdings LLC, has requested an amendment to the Town of Goldston Watershed Map adding 5.8 acres of Local Watershed, 697.76 acres of WS-IV PA and 98.28- acres Critical Area watershed located at 970 Murchison Road (parcels 63303; 62623; 67003; 62605; 8322; 9919; 66852; 9896).

The next Planning Board meeting is May 16.

4. Legislative Public Hearing – UDO Text Amendment for Central Business District:
A legislative public hearing for a 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.
 - No public comments.
5. Legislative Public Hearing – UDO Text Amendment for Watershed Protection Regulations:
 - Hunter explained that this text amendment doesn't go to the Planning Board, only the Town Board. No public comments.

Charles moved to close public hearing and take a short recess. Lynn seconded and all voted in favor. A short recess was taken before continuing the meeting.

CDBG Phase II Sewer Improvement Engineering Services Contract Amendment #2: WithersRavenel issued a memo dated March 26, 2024 to the Town of Goldston. The memo proposed an amendment to extend the construction time by 254 days due to more rock extraction than expected and incorrect equipment delivery by the manufacturer. The amendment also includes additional grant administration, construction administration, and approximately 10 additional hookups. The cost of these additional services is funded by State Legislation 2023-134 SRP-W-134-0006 to be administered through the North Carolina Division of Water Infrastructure (NCDWI). Funds from the state are earmarked to pay for most of the additional expenses, but will cost the Town approximately \$1,000. Wayne made a motion to file all paperwork associated with the CDBG update. A second was heard by Lisa and the motion was approved by a vote of 3-1.

Central Pines Rural Development Organization: At the last Board Meeting, Thanh Schado from Chatham County Planning Department presented information about the Central Pines Rural Development Organization (RDO). Wayne made a motion to enter into a Memorandum of Understanding with Central Pines RDO. A second was heard from Charles and the motion was approved unanimously. (MOU attached).

Parks & Recreation: Reports from Jonathan, Lynn and Wayne.

- The wooden stairs between the upper and lower ballfield have been replaced.
- The damaged portion of the playground equipment has been blocked off. Removal has not yet begun.
- The caps have been installed on the new bollards on the walking trail.
- The current ballpark mowing contract is being terminated. May 6 is the effective date of termination.

The Town Clerk has been in contact with Chatham County Elections regarding the Town's cost of municipal elections. Suggestions to reduce costs include changing the municipal election to even years to coincide with the County elections. The Clerk's correspondence with Attorney Paul Messick revealed this would involve having a local bill to be approved by the General Assembly. Commissioner terms would also have to be adjusted. There would be lots of moving parts and 2026 would be the soonest that everything would be in place for municipal elections to be held in even years. There will be a local election in 2025 and the Town will have to pay the County for administering that election. The Town Clerk's correspondence with the Elections Officer and the Town Attorney is attached.

Charles made a motion to enter closed session pursuant to G.S. 143-318.11(a) for permitted purpose #5 Employment Contracts. A second from Lynn and the motion was approved.

Having concluded the Closed Session business, the regular meeting was resumed.

There being no further business, Charles moved to adjourn; Lynn seconded, all voted in favor and the meeting was adjourned.

Respectfully submitted,


Jonathan Hensley, Mayor


Annie K. King-Gaines
Clerk

Assisted by Ben Townsend