

## GOLDSTON TOWN BOARD MINUTES

6 May 2024  
Regular Meeting

Members Present: Mayor Pro Tem Charles Fields, Lynn Gaines, Wayne Woody, Lisa Burke, Annie Kay Gaines  
Guest Speakers: Lisa Denkins (Lions Club), Steve Cunnup (CDBG Coordinator)

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

The Minutes of the April 1, 2024 regular session minutes were emailed to board members for review. Wayne moved to approve. A second was heard from Lynn and the motion passed with all voting in favor.

The clerk provided financial statements with balances as follows: General Fund \$277,450.21; General Fund CD's \$450,000.00; Powell Bill Fund \$29,050.80; Sewer Enterprise Fund \$427,905.58; Short Lived Asset Fund \$51,516.34; 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.

A Sewer Enterprise Fund budget amendment is necessary for FY23-24. The expense of Installation of New Sewer Taps was decreased by \$8,000, with a \$2,500 increased expense to Mowing Easements and a \$5,500 increased expense to the Repairs and Maintenance line item. Wayne made a motion to approve the budget amendment to the Sewer Enterprise Fund and a second was heard from Lynn. All voted in favor. (Copy attached)

Recognition of Guests: Mayor Pro Tem Fields welcomed the guests.

### Public Comments:

- Steve Cunnup suggested that we hold our next meeting on June 3, 2024 at Goldston Methodist Church to host a Public Hearing.

Old Fashion Day: Lisa Denkins was in attendance to discuss Old Fashion Day plans. Assistance for directing vendors on the morning of the event, as well as other tasks throughout the day, will be needed. Lisa Denkins will compile a list of needs for the Board to push out to the public. She will also be reaching out to the churches. The Clerk will work on getting the ordinance updated to close the roads. Lynn made a motion to request that NC DOT close Main St. from the corner of East Goldbar to the corner of Colonial on October 12, 2024 from 8:30am until 4:30 pm and to close Bellevue (a Town road that does not require NC DOT approval) from 6:00am to 6:00pm. Wayne seconded, and all voted in favor. The Clerk will prepare the letter and ordinance to submit to NC DOT for Main Street closure.

Audit Contract: Sharpe Patel, PLLC has submitted a contract to audit the Town of Goldston's financial statements for the fiscal year ending June 30, 2024 at a total fee not to exceed \$9,450. Lynn made a motion to accept the audit proposal; a second was heard from Wayne and the motion was approved unanimously. The Clerk and the Mayor will sign the contract and the Engagement Letter and return to the audit firm.

Sunrock Project: Chatham Resources, LLC on behalf of Carolina SunRock, LLC has submitted a Voluntary Annexation Petition requesting a satellite annexation, Conditional Reuse Zoning Application, Site Plan, and Watershed Map Amendment for review. The documents and a check for the \$1,000 fee were received by the Clerk on April 29, 2024 for Chatham County Parcel numbers: 8335, 74836, 80056 = 639.66 acres. The parcels do not have an address. The first step in this project approval would be to annex the 639.66 acres into the town as a satellite annexation. Wayne made a motion to adopt the Resolution Directing the Clerk investigate and set the legislative public hearing for June 3, 2024 at 7:00 pm. A second was heard from Lisa. All voted in favor. A Public Hearing for the Town of Goldston

Annexation Petition, the amendment to the Town of Goldston Zoning Map, and the amendment to the Town of Goldston Watershed Map will all be held on June 3, 2024. Legal ads will run May 23 & 30.

Engineering Proposals: The Town of Goldston will need to contract with an engineer to oversee the Goldston Fields Phase I development when it begins. Proposals have been received by Withers & Ravenel and J Thomas Engineering. The Board reviewed both proposals.

- Withers & Ravenel – The Withers & Ravenel proposal encompassed more than just Engineering Review of Site Plans. However, the portion of the proposal related to reviewing site plans totaled \$10,000. A copy of the proposal is attached hereto.
- J Thomas Engineering – The J Thomas Engineering proposal was for \$200/hour with an estimated 15 hours. This would total an estimated \$3,000. Any subcontracted services or additional expenses will be reimbursed at cost +12%. A copy of the proposal is attached hereto.

Lisa made a motion to have J Thomas Engineering to review the submitted plans for Goldston Fields Phase I. A second was heard from Wayne. The motion passed with Lisa and Wayne voting yes and Lynn voting no.

Budget for FY25: The Clerk has prepared a proposed budget for July 1, 2024 through June 30, 2025. As part of preparing the proposed budget, all fees were kept the same except for the Annexation Application fees. This budget is proposing to increase those fees from the current rate of \$1,000 to a proposed rate of \$2,500. This budget also includes using \$100,000 of fund balance to cover higher than normal estimated professional services and some new playground equipment. As a supplement to the budget, the Town Attorney recommended reviewing fees for services for fiscal year 2025 and beyond. Lynn made a motion to present the budget for a Public Hearing on June 3. A second was heard from Wayne and the motion was approved unanimously.

Central Pines Planning Proposal: Our current Planner Hunter Glenn's time has been donated to Town of Goldston from Chatham County. However, the County's workload has increased and, as a County employee, Hunter will not be able to continue spending as much time on the Town's planning activities. Goldston needs to acquire their own Town Planner. Back in January, Central Pines Regional Council presented the Town of Goldston with a proposal for contracted town planning. No action was taken by the Board at that time. That proposal has now been revised for Fiscal Year 2025 and is attached hereto. For a minimum cost of \$28,325, but not to exceed \$50,000, the Town will receive the assistance of a Planner II (\$65/hour rate), a Planning Manager (\$85/hour rate) and a Community and Economic Development Director (\$100/hour rate), which are all employees of Central Pines. Lisa made a motion to table the proposal from Central Pines Regional Council. A second was heard from Wayne and the motion was approved unanimously.

CDBG Phase II Sewer Improvement: Steve Cunnup was in attendance to give an update on the CDBG sewer project. There are 11 items left on the "punch list", and then the process of closing out the paperwork can begin. Michael Wicker and Michele Faison are working to resolve the issue with Pay Request #26 for CDBG and Pay Request #1 for the State Funding.

Parks & Recreation: An update was given by Lynn about the Parks and Rec. Board. The Town attorney suggested a contractual agreement between the Town of Goldston and Goldston Parks and Rec. The Town does not have a formal contract with Parks and Rec yet, but Parks and Rec has already entered into a third-party contract for the mowing.

Chatham County Opioid Settlement: Chatham County was rewarded funds as part of a class action lawsuit against pharmaceutical companies that manufacture opioids. The County is hosting Community Meetings to gather input from the residents on how to spend the proceeds from the lawsuit settlement. The first session was held in Goldston on May 2. Other Community Meetings will be held on May 16 at Chatham Community Library from 6-8pm and on May 18 at Wren Memorial Library from 2-4pm.

Relocation of June 3 Public Hearing and Town Board Meeting: Due to the expectation of a large public turnout for the Budget Public Hearing and the three Sunrock Public Hearings on June 3, the Board decided to pass a resolution to relocate the Board meeting to a venue larger than Town Hall. Lisa made a motion for a Resolution to move the Town Meeting to Goldston Methodist Church located at 185 Hillcrest Avenue, Goldston, NC. A second was heard by Wayne and the resolution was approved unanimously. (Copy Attached)

Public Hearing Rules of Procedure: The Town Attorney drafted a document that lays out the rules for the June 3 Public Hearing, and all other hearings henceforth. Highlights of the Public Hearing Guidelines include having a sign-up sheet for each individual Public Hearing, limiting public input to 3 minutes per person, per Public Hearing, and no back-and-forth conversation between the public and the Board members or Mayor. As a point of clarification, the Town Planner nor the Applicant are limited in their presentation time. Only the public comments are limited. Wayne made a motion to approve the Rules of Procedures for the June 3 Public Hearing and all future Public Hearings. A second was heard from Lynn and the Rules of Procedures were approved unanimously. Lynn will post 4 sign-up sheets (1 for each Public Hearing topic) and have copies of the Rules of the Public Hearing available to everyone that signs up to speak.

Liberty Hill RV Park has requested a meeting with the Town Board. The organization would like to locate 220 RV spaces and a bath house at the end of Pinecrest (outside of the Town limits). Current sewer capacity and sewer system does not allow for such a project. Upgrade to the sewer system would be necessary. The company is aware that they would be held responsible for paying for the sewer upgrades and all the associated sewer engineering. Charlie will reach back out to Liberty Hill with this information and continue to gauge interest on their part. A future meeting may be established if Liberty Hill continues to pursue these options with the town.

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

Respectfully submitted,



Charlie Fields, Mayor Pro Tem



Annie K. King-Gaines  
Clerk

Assisted by Ben Townsend