

GOLDSTON TOWN BOARD MINUTES

1 July 2024

Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charles Fields, Annie Kay Gaines

Guest Speakers: Attorney Paul Messick, Hunter Glenn (Planner), Steve Cunnup (CDBG Coordinator), Lindsay Whitson, Central Pines Regional Planning

Mayor Hensley called the meeting to order at 7:00pm. A quorum was present. He asked for a motion to approve the agenda. Wayne Woody moved to approve the agenda. Charlie Fields seconded and the motion passed with all voting in favor.

The Minutes of the June 3, 2024 regular session minutes had been emailed to board members for review. Charlie Fields moved to approve. A second was heard from Wayne Woody and the motion passed with all voting in favor.

The clerk provided financial statements with balances as follows: General Fund \$270,533.40; General Fund CD's \$450,000.00; Powell Bill Fund \$27,550.80; Sewer Enterprise Fund \$308,699.91; Short Lived Asset Fund \$39,717.45; CDBG-Ph2 \$0.00. All members were given copies, and a copy is attached hereto. Charlie Fields moved to approve. Lisa Burke seconded the motion, and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- None

CDBG Fair Housing Report: The clerk reported on the CDBG Fair Housing Activity for the second quarter of 2024. Updated the existing mailing list of housing related industries (contractors, banks, lenders, realtors, appraisers, public housing, apartments, property management, developers) to include those not reached by past fair housing activities and disseminate the fair housing educational materials. The report is attached. (We do not need a motion for this – Clerk just has to report it).

CDBG Close Out: Steve Cunnup reported that the CDBG project is nearing completion. A virtual status update was held on Thursday, June 27 with WithersRavenel regarding the project close-out. A monitoring visit has been scheduled for July 11, 2024 at Town Hall for 9:00 am. There will need to be a public hearing scheduled for the project close out. However, the public hearing cannot be held until all the CDBG-I funds have been received by the Town and paid out to the vendors. Pay Request #26 has been processed and Pay Request #27-Final is being reviewed. It was stated that state funds will begin to flow again the 2nd to 3rd week of July. Withers Ravenel is proposing another Time Extension request to September 30, 2024 to allow time for the funding to be received so the Public Hearing can be held.

Town Board Appointment: Since Banks Burke resigned from the Board, there is a vacancy. The remaining Town Board members have the authority to fill the vacancy and appoint a replacement member. Banks was an At Large member, so his replacement can reside anywhere within the existing limits of the Town of Goldston. Dan Sargent was not present. The appointment will be postponed to the August 5, 2024 meeting.

Planning Board:

- The entire Planning Board members terms have expired. Layton Long, Howard Willet, and Obie Wicker have indicated interest in being reappointed. There are still 2 other members needed. Anyone else wishing to serve on the Town's Planning Board should contact a member of the Town Board or past Planning Board members. Anyone serving does need to live within the town limits. After new appointments have been made, Hunter will conduct training for all of the Planning Board members. It was suggested by the Town Attorney to maintain staggered terms, even though all members are being appointed at the same time. Lynn Gaines moved to re-appoint Layton Long for 3 years beginning July 1, 2024 through June 30, 2027 and reappoint Obie Wicker and Howard Willett for 2 years beginning July 1, 2024 through June 30, 2026. A second was heard by Wayne Woody and all voted in favor. Oaths of Office will be administered at the next Planning Board meeting and the 2 remaining vacancies will be filled at a future date.

Legislative Public Hearing – UDO Text Amendment for Flood Damage Prevention:

A legislative public hearing for a request by the Goldston Town Board to consider text amendments to the Goldston Unified Development Ordinance; specifically Chapter 9 – Flood Damage Prevention is required. Charlie Fields made a motion to schedule the Public Hearing for August 5, 2024. A second was heard from Wayne Woody and all voted in favor. The advertisement for the Public Hearing will be published the weeks of July 25, 2024 and August 1, 2024.

The Mayor presented a Resolution of Intent Assuring the Federal Insurance Administration enact and maintain necessary force in those areas having flood or flood-related erosion hazards and appoint the Mayor to maintain for public inspection and furnish upon request, applicable flood insurance risk premium rates within all areas having special floor hazards identified per the attached Resolution of Intent. Charlie Fields made a motion to adopt the attached resolution. A second was heard from Lisa Burke and all voted in favor.

The Mayor presented a proposed Chatham County Interlocal Agreement for Building Code, Building Inspections and Permitting. Attorney Paul Messick advised delaying any action on this item as there is already an Interlocal Agreement in place for this. He will review in further detail and make a recommendation to the board members.

- A legislative request by the Goldston Town Board to consider amendments to the Goldston Unified Development Ordinance; specifically, chapter 8 Watershed Protection Regulations. Hunter Glenn noted that the Planning Board voted on June 11, 2024 to recommend the text amendment changes. Wayne Woody moved to adopt the Ordinance and Resolution Amending the UDO Chapter 8. A second was heard by Lynn Gaines and all voted in favor.
- Attorney Paul Messick stated Michael Blakley on behalf Tumbleweed Holding, LLC had 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. A Public Hearing was held on April 1, 2024. Lisa Burke expressed concerns regarding the large annexation. She had talked with residents of Ward 2 and all were hoping for a more upscale development of homes than what is being proposed by the developer. Jonathan Hensley stated the developer had the impression that residents of Goldston wanted more affordable housing and that was the reason for the \$250,000 range proposed in the rezoning abstract. Wayne Woody made a motion to Annex the 801.84 acres located at 970 Murchison Road. The motion failed for lack of a second. Since the motion failed the Re-Zoning amendment and Watershed Amendment were no longer eligible for action.

Central Pines Planning Proposal: In June, the Board voted to table the Central Pines planning proposal until more information could be gathered and discussions held between the Town, the County, and Central Pines. At that time it was unclear which party would be responsible for accepting new applications, accepting new plans, and collecting

payments within the OpenGov software. Hunter Glenn addressed the questions and concerns details by an email dated June 28, 2024 and all were satisfied. Lisa Burke moved to accept the proposal. A second was heard from Lynn Gaines and all voted in favor. The Contractual Agreement term will be from July 1, 2024 through June 30, 2025 at a minimum cost of \$28,325.00.

Engineering for Goldston Fields Phase 1: Jeremy Thomas reviewed the engineered plans for Phase 1 of the Goldston Fields project on behalf of the Town. He submitted both written remarks and a marked-up Plan Review. Charlie Fields stated based on the review, the plans did not meet the specifications. Charlie sent the reports to Michael Blakeley for corrections. Charlie Fields directed the Clerk to send an invoice to Michael Blakeley for reimbursement of the \$3,000 paid to J. Thomas Engineering, Inc. for the review of the plans. Goldston Gulf Sanitary District will have to address the water supply review with the developer. Hunter Glenn stated the developer has not applied for construction plan approval and has missed the May 1, 2024 deadline. They will be applying to extend the deadline to May 1, 2025.

CDBG Phase II Sewer Improvement: Steve Cunnup was in attendance to give an update on the CDBG sewer project. Jymco is not on site and will not return until paid. Once Jymco is paid for the work already performed, they will return to complete the remaining 10 households with the State Funding. Steve stated Eric Karis has been assigned to fill the position previously filled by John Tucker. Steve, Jeremy McLeod, Michael Wicker, and Eric will be meeting July 3, 2024 to review and inspect the pump station and the one grinder pump at Lorna Taylor's.

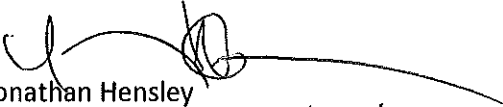
Parks & Recreation: Last month the Board voted to enter into a contract with Goldston Youth and Recreation for maintaining the town-owned park and the walking trail. In order to contract with them, Goldston Youth and Recreation have provided an EIN number, the Clerk has secured the Articles of Incorporation from Secretary of State so there will not be a 1099 issued since the entity is incorporated. A copy of the contract is attached. There continue to be complaints about the lack of playground equipment and amenities at the park. Charlie will re-visit the options for playground equipment.

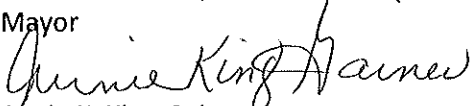
Liberty Hill RV Park: Jonathan, Charlie, and Wayne had a meeting with the landowners about this potential project on June 4 at 5pm. The town's sewer system would need significant upgrades for this project to be possible. The owners are still interested in pursuing the annexation even though the upgrade will potentially cost them \$1.5 million. They are proposing to have 180 RV's and a laundromat charging \$600-\$700/month per site. They will contact Withers Ravenel and City of Sanford for more detailed information. Jonathan indicated they will be submitting a Petition for Annexation for the town to consider.

Lisa Burke expressed concerns and a desire for the downtown mowing and trimming to be more aesthetically pleasing. She will put together a list of possible candidates and list of expectations.

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

Respectfully submitted,


Jonathan Hensley
Mayor


Annie K. King-Gaines
Clerk