

## GOLDSTON TOWN BOARD MINUTES

3 June 2024

Regular Meeting

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

Guest Speakers: Hunter Glenn (Planner), Steve Cunnup (CDBG Coordinator)

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

The Minutes of the May 6, 2024 regular session minutes were emailed to board members for review. Charlie 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 \$273,010.00; General Fund CD's \$450,000.00; Powell Bill Fund \$27,550.80; Sewer Enterprise Fund \$306,086.85; Short Lived Asset Fund \$51,516.34; CDBG-Ph2 \$0.00. All members were given copies, and a copy is attached hereto. Wayne moved to approve. Charlie seconded the motion, and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

### Public Comments:

- A Sunrock representative spoke about their project and the decision to postpone the Public Hearing. They are in conversation with NC DOT regarding some of the traffic issues that have already been mentioned. He asked that the Mayor and Board also consult with NC DOT regarding the flashing lights on the new all-way stop and any other issues that they may see with the new traffic pattern.
- Amanda Jones spoke that she liked the new traffic pattern. She also stated that she would be more accepting if the Sunrock project was a housing development instead of a quarry.
- Blake Oldham thanked the Board on behalf of Goldston Recreation for helping with the park issues.

Public Hearing for Budget: A motion was made by Lynn to open the public hearing for the budget. A second was heard from Charlie. All voted in favor and the floor was opened for comments. There were none.

After the opportunity to for the guests to provide public comment, Lynn made a motion to close the Public Hearing and resume the regular meeting. A second was heard from Charlie and all voted in favor.

As part of the budget, a fee schedule for services must be approved. The fee schedule is attached hereto. After some discussion, Charlie made a motion to adopt the fee schedule for FY2024-25 and review again next year. A second was heard from Lynn and all voted in favor to adopt the fee schedule. The next item of business was to adopt the FY2024-25 budget. This budget includes using \$100,000 of fund balance to cover higher than normal estimated professional services and some new playground equipment. After the Board discussed, Charlie made a motion to adopt the budget. A second was heard from Lisa and the budget was approved.

Town Board Appointment: Since Banks resigned from the Board, there is a vacant seat available. The remaining Town Board members have the authority to appoint the replacement of any member that resigns. Banks was an At Large member, so his replacement can reside anywhere within the existing limits of the Town of Goldston. Charlie made a motion to table until July 1 Meeting. Lynn seconded and all voted in favor. Dan Sargeant was suggested to finish out Banks term, which runs through November 2025, but more conversations need to occur before voting.

Planning Board Appointments: The entire Planning Board needs to be reappointed. Layton Long, Howard Willet, and Obie Wicker have all shown interest in being reappointed. There are still 2 vacancies remaining. 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 a 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.

Unified Development Ordinance: Hunter will submit the text amendment for the addition of Chapter 9-Flood Damage Prevention to the Board to discuss at the July 1 meeting. Lynn made a motion and Wayne seconded to table until July 1. All voted in favor.

The Planning Board voted unanimously to recommend approval of a legislative request by the Goldston Town Board to consider a Zoning Map Amendment creating a new zoning district in the downtown core to be known as CB-1 Central Business. Charlie made a motion to approve the Ordinance to the text amendments to the Unified Development Ordinance; specifically, chapters 1.2; 2.3; 2.4; 2.8; 2.13 and adopt the red line version of the UDO. A second was heard from Wayne and all voted in favor. Next, Charlie made a motion to approve the Ordinance to Amend the UDO to create a Central Business District with CB-1 zoning. A second was heard from Wayne and a new CB-1 Central Business District was created. Finally, Charlie made a motion to rezone parcels 9053, 9139, 9147, 9148, 9150, 9152, 9163, 9213, 9221, 9228, 9237, 61000, 61908, 61925, 9235, 9233, 9234, 62551, 73243, 94257, 9224, 61905, 9145, 9142, and 9144 on the Official Zoning Map. A second was heard from Lisa and all voted in favor. The new Zoning Map is attached hereto.

Engineering Proposals: Last month the Board voted to have J Thomas Engineering review the plans for Phase I of the Goldston Fields development. A proposal had also been received by Withers & Ravenel. Future projects will also require the services of an engineer for oversight. More consideration should be given to future needs. Jeremy Thomas has the Goldston Fields Phase I plans and is currently reviewing them.

Central Pines Planning Proposal: In May the Board voted to table the Central Pines planning proposal. 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. Someone would still need to accept plans and payments. Jonathan will schedule a Zoom meeting between the County, the Town, and Central Pines. Hunter will investigate the cost of an OpenGov license and whether or not the Town would even need a license. Then Central Pines could work with the plans submitted through OpenGov. Currently someone from the County enters every application into OpenGov if paper plans are received. At this time it is unclear whether that responsibility would fall to Central Pines or the Town. That topic should be discussed at the meeting when it is scheduled.

CDBG Phase II Sewer Improvement: Steve Cunnup was in attendance to give an update on the CDBG sewer project. The town submitted a CDBG Pay Request to DWI in early April for work performed by JYMCO. DWI has been reviewing and has yet to approve. As our Contract was set to expire on April 29th, WithersRavenel submitted a request for extension of the contract to October. DWI would only extend the date to May 31st. There are 2 items (attached) that need to have Board approval and be signed by Jonathan:

1. Budget Revision Request - This budget revision moves the maximum allowable percentage of 10% (without public hearing) from the Housing Connections budget line item to the Sewer Improvements budget line item to maximize the use of remaining available funds for Jymco's final pay application and WR engineering invoices. Wayne made the motion to approve the budget revision. Charlie seconded and all approved.
2. Final Adjusting Change Order - The CDBG project originally scheduled 22 homes for connection, but due to changes, only 15 homes were connected. The change order will be negative to remove the money allocated for the 7 homes not connected. Charlie made the motion to approve the change order. Lisa seconded and all approved.

The pay request submitted in April has been updated and resubmitted for approval. When the contractor gets that payment, they will return to finish up a few "punch list" items and hook up the remaining houses. The pay request submitted in April has been updated and resubmitted for approval.

Parks & Recreation: Last month the Town Attorney recommended that the Town of Goldston enter into a contractual agreement with the Goldston Recreation organization. The current contract will be amended to a 1 year term and the walking trail will be specifically included in the park maintenance portion of the contract. Goldston Recreation can then sub-contract whichever pieces of the contract they want to. In the meantime Blake Oldham will investigate to find the EIN number for Goldston Recreation. Lisa made a motion to draft a contract with Goldston Recreation. Wayne seconded and all approved. Another issue with the park is people continuing to access the walking trail with vehicles. The bollards recently installed have helped, but a new access point is now being used. It was suggested that 2 posts with a locking chain be installed at the newly identified vehicle access point. One key would be held by a member of Goldston Recreation and another key would be held by Goldston-Gulf Sanitary District so they would have access to the sewer pump station located along the trail. Blake Oldham will be overseeing the project.

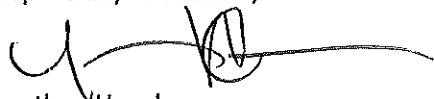
The broken playground equipment has been successfully removed and the area has been filled in and secured until a new piece of equipment is potentially installed.

Relocation for Public Hearing and Town Board Meeting: Chatham Resources, LLC on behalf of Carolina SunRock, LLC was scheduled for Public Hearings on June 3. The applicant requested a postponement of those Public Hearings. Lisa made a motion to postpone the Public Hearing to a non-meeting date of August 13. A second was heard from Charlie and the motion was approved unanimously. Due to the expectation of a large public turnout for the three Chatham Resources Public Hearings on August 13 at 7pm. Lynn will try to secure the fellowship hall at Goldston United Methodist Church (185 Hillcrest Ave, Goldston, NC) as the location.

Liberty Hill RV Park: Last month Charlie informed the Board that Liberty Hill RV Park had requested a special meeting with the Town Board. The Board asked Charlie to follow up with them, explain that they would be responsible for funding all of the upgrades that would need to be made to the existing sewer system to accommodate their project, and then see if they would still be interested in meeting with the Board. Jonathan, Charlie, and Wayne have a meeting scheduled in Town Hall on June 4 at 5pm.

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

Respectfully submitted,



Jonathan Hensley

Mayor



Annie K. King-Galtes

Clerk

Assisted by Ben Townsend