

## GOLDSTON TOWN BOARD MINUTES

9 September 2024  
Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charles Fields, Dan Sargent  
Guest Speaker: 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. Wayne moved to approve the agenda. Lynn seconded and the motion passed with all voting in favor.

The Minutes of the August 5, 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 Minutes of the August 13, 2024 Public Hearings for the SunRock quarry project were emailed to board members for review. Wayne moved to approve the minutes. A second was heard from Lisa and the motion passed with all voting in favor.

The clerk provided financial statements with balances as follows: General Fund \$315,239.34; General Fund CD's \$450,000.00; Powell Bill Fund \$22,300.80; Sewer Enterprise Fund \$315,976.72; Short Lived Asset Fund \$39,717.45; CDBG-Ph2 \$0.00. All members were given copies, and a copy is attached hereto. Lynn moved to approve. Charlie seconded the motion, and all voted to accept as presented.

The clerk recommended making budget amendments. The first recommendation was to reduce the general fund, specifically Acct 3834-00 MISC-Beautification-Parade Expense by \$3,277.50 and increase Acct 4930-96 CDBG PHII Match Expense for an error in billing by WithersRavenel. The Clerk recommended a budget amendment to the Capital Project Budget for CDBG 18-I-3045 Grant to add "Match Funds" Acct Code 3981-00 transferred from General Fund in the amount of \$3,277.50 and expense Construction Cost (Acct Code 8169-10) over and above the CDBG eligible funds due to billing error by WithersRavenel. These amendments are necessary for CDBG Close-Out. Wayne made a motion to approve the recommended budget amendments. A second was heard from Dan and all voted in favor.

Documents related to CDBG Fair Housing Act were mailed and the "Complaint Procedures" have been posted around town for 3<sup>rd</sup> Qtr 2024 and copies are attached hereto. Public locations include the library, the park, the Post Office, Bright Mart and Jim's Cash Mart.

Recognition of Guests: Mayor Hensley welcomed the guests.

### Public Comments:

- Amanda Jones reminded the Board that Jimmy Goldston was being honored at the next County Commissioners meeting for his contributions to the Goldston library.
- Amanda Jones volunteers for the Community Fridge program. Feed Well has funds available to purchase a community fridge. However, Amanda wanted to the Board to know that if a fridge was donated, it would save Feed Well funds.
- Tina Fortner asked who at Central Pines she should contact for grant writing. Greg Lamb is the contact and Mayor Hensley will provide his contact information after the meeting.
- Tina Fortner asked the Board if they had any plans for police, fire, water maintenance, and sewer maintenance for the Tumbleweed annexation.
- Tina Fortner asked who was responsible for posting the Board's approved minutes on the website, and how soon they are supposed to be posted on the website. No minutes have been posted since the May meeting.

### Legislative Public Hearing – CDBG Close Out:

CDBG requires a formal close out process. The first step is to read the script provided and allow the attendees to speak under the Public Hearing. The next step is to take a minimum of 5 minutes recess during which time the minutes of the Public Hearing will be created. After recess, the Board will approve the Public Hearing minutes to include with the closeout package.

Mayor Hensley asked for a motion to open the Public Hearing for the CDBG Closeout. Charlie made a motion to open the Legislative Public Hearing for CDBG Close Out. A second was heard from Wayne and all voted in favor.

Steve Cunnup, the Town's CDBG Coordinator, read aloud the Public Hearing Memorandum that is attached to the Closeout Public Hearing Minutes.

Mayor Hensley opened the floor for public comment during the Public Hearing.

- Steve gave special thanks to Robert Reives for attaining additional funds to hook up 10 more houses that did not qualify under LMI for CDBG.

With no further discussion, a motion was made by Commissioner Woody and seconded by Commissioner Fields to close the public hearing.

With no further discussion, a motion was made by Commissioner Woody and seconded by Commissioner Fields to take a recess for five minutes. Motion carried at 7:30 P.M.

Return to Meeting was called to order by Mayor Hensley at 7:36 P.M.

Ben Townsend presented Public Hearing meeting minutes held September 9, 2024, at 7:36 P.M. Mayor Hensley asked for a motion and vote to approve and adopt the CDBG Closeout Public Hearing Minutes. A motion was made by Commissioner Woody and seconded by Commissioner Fields, and motion passed with 5 Yes Votes and 0 No Votes to approve and adopt the September 9, 2024, public hearing meeting minutes.

### Tumbleweed Rezoning Ordinance:

At the August 5, 2024 the Town Board approved satellite annexation, rezoning, and watershed map amendment of the Tumbleweed acreage (Parcels 63303. 67003. 62605. 8322. 9919. 66852 and 9896). This action resulted in a rezoning ordinance for the property. Wayne made a motion to adopt the Tumbleweed Rezoning Ordinance. A second was heard from Charlie and all voted in favor. A copy of the ordinance is attached hereto.

Engineering Agreement: Recently there have been several requests from potential start-up businesses for water and sewer capacity. Engineers with WithersRavenel have been approached by potential business owners for calculations, but WithersRavenel cannot complete these calculations due to a perceived conflict of interest. However, the Town can request these calculations be made and then have any associated expenses be reimbursed by the potential business owners. Charlie made a motion to allow WithersRavenel to proceed with the calculations. A second was heard from Wayne and all voted in favor.

### Park Update:

One of the grants was going to require paying \$150,000 upfront and then get reimbursed for equipment only.

Mayor Hensley wants to proceed without a grant to use the \$75,000 in the budget and move forward with new equipment installation starting in January. All were in agreement. Charlie is getting an updated quote.

Fred Smith has agreed to donate the asphalt to repave the upper parking lot at the park and extend it all the way to connect to the Fire Department lot.

Jonathan has been working on applying for a T-Mobile Home grant to help with improvements for the Scout hut at the park. Improvements would include upfitting the restroom to be handicap accessible. There may be grant funds available for the cost of the upfit, but the grant application requires including drawings and cost estimates from a structural engineer. Regardless of whether grant funds are attained or not, it would be a good idea to upfit the building so it could be rented and used as a source of revenue for the Town. A quote for \$12,600 has been attained as a joint venture between Gestalt Architecture & Design and West Key Consulting. Efforts were made to attain more bids, but there were no other bids received. Lynn made a motion to accept the quote. A second was heard from Wayne and the motion was approved.

The Scouts were given \$300.00 for building improvements, but so far nothing that the Town has requested has been done. Jonathan will follow up with the Scouts.

#### New Business:

As Amanda Jones mentioned during public comments, Goldston has been asked to participate in the Community Fridge program. The location of the fridge must be covered, accessible 24 hours a day, and served with electricity. After discussing, the Board agreed that the preferred placement would be at Goldston Methodist Church, where there is already a Community Garden and Community Library that are free and open to the public. Lisa has reached out to the Administrative Council of the church to ask for their permission to place a fridge there, with the understanding that the church would not be responsible for purchasing the fridge.

Jonathan and Charlie met with Goldston Fields development team. The town's specification requires a hydrant flow of 1000 gpm, but currently there are no hydrants with a flow that high. Maximum that has been measured in town is between 500-800 gpm. The Board has agreed that some locations in town will not be capable of achieving a 1000 gpm flow rate, and the County only typically requires a 500gpm flow rate. The Board decided to leave the specs as they are, but make considerations to lessen the water flow rate requirement on a case by case basis at the request of the developer.

Jonathan has been in contact with First Health for health care options in the town. First Health has agreed to bring their mobile clinic a few times during the week and monitor the flow. They will set up the mobile unit in the gravel lot where Goldston Grocery used to be. If there is enough volume, First Health would consider opening a small clinic in one of the vacant town buildings. More information and advertising efforts will be coming soon.

Mayor has asked the Board to be in consideration of budgeting for professional landscaping in the Town in the near future.

Holiday dinner is scheduled for December 6. Charlie will make reservations at Angus Barn if possible. If not, he will pursue other options.

Mayor is meeting with an Event Committee tomorrow to plan for things such as Old Fashion Day, the Christmas parade, and others.

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

Respectfully submitted,

  
Jonathan Hensley

Mayor

  
Annie K. King-Gaines

Clerk

Assisted by Ben Townsend