

GOLDSTON TOWN BOARD MINUTES

7 October 2024
Regular Meeting

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

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. Dan seconded and the motion passed with all voting in favor.

The Minutes of the September 9, 2024 regular session minutes were emailed to board members for review. These minutes included the minutes from the special CDBG closeout session. Lisa 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 \$312,400.26; General Fund CD's \$450,000.00; Powell Bill Fund \$28,975.31; Sewer Enterprise Fund \$313,386.30; Short Lived Asset Fund \$39,717.45; CDBG-Ph2 \$0.00. All members were given copies, and a copy is attached hereto. Wayne moved to approve. Lisa seconded the motion, and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- none

CDBG and SRP Update:

Steve Cunnup was present to update the Board on the progress of the CDBG close out. The Board completed all the necessary steps to begin the closeout process last month. The clerk has submitted all closeout documentation. An electronic copy of the closeout package has been emailed to the Board members and a copy is attached hereto. As for the SRP funding, there are 10 houses that still need to be connected to the sewer. Jymco is currently looking for a plumber to make those connections and abandon the septic tanks.

T-Mobile Grant Update

Jonathan and Lisa have 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 restrooms to be handicap accessible. The redesigned restrooms would be ADA compliant and could be accessed externally without entering the building, or internally if the building was being used. Last month the Board voted to have professional drawings and estimates compiled by Gestalt Architecture + Design and West Key. Using these professional drawings, Central Pines has now been able to complete and submit the grant application. The project would cost an estimated \$59,000 to complete. Lisa will send out a copy of the final grant application that Central Pines submitted, just so the Board can look at the finished product.

Land For Sale

The 17 acres of land adjoining the park is for sale by owner. Jonathan has talked to the owner and the realtor representing that property. The owner is willing to negotiate with the town if there is interest. Jonathan will schedule a meeting for the owner and realtor to come to a future Board meeting and discuss.

Other Updates:

The Town is getting ready for the holidays. An event committee has been formed, with members consisting of Tammy Kirkman, Casey Pickard, Samantha Riggans, and Lauren Keck. There may be a couple of other folks that also

join the Committee in the near future. Events being planned include a Trunk or Treat, the Christmas parade, and a tree lighting with a musical performance from the Chatham Central Band and Choir. Duke Energy has been contacted about installing receptacles on the power poles in order to hang Christmas lights. 9 poles are ready for outlets with 3 or 4 others possible. A completion date for the project is unknown due to the recent disaster in western NC and most of Duke Energy's local employees being deployed right now. The Event Committee has asked the town to purchase a new re-usable LED string Christmas tree that is 20ft tall. The 2000 LED lights on the tree are RGB and can be controlled with a phone app. The cost is \$600. Lisa moved to purchase the tree. Wayne seconded and all voted in favor.

All the rocks that were piled up beside the railroad have been distributed and the ditch has been cleaned out. The Board discussed developing a contract for the landscaping and manicuring of the town. This would be work beyond just mowing and would include maintenance of the crepe myrtles, new mulch, and trimming for all areas that the town owns, including Town Hall. Lisa will work on developing the contract and outlining some parameters of service. After the Board agrees on what needs to be in the contract, it can be put out to bid.

The substation that First Health leases from the Town does not have a generator. They have medications that need to be kept cold and the doors are electronic. A few other electrical upgrades need to be done to the building. With the recent increase in their lease, some of these improvements may be possible. Jonathan, Charlie, and Dan will do a walkthrough of the building and bring back recommendations to the Board.

Charlie is working with Paul Weeks to get the Town's Specifications Book updated because 1000gpm (the current flow rate requirement) is not attainable in most parts of Goldston. He will report back next month.

On August 5, 2024 the Board voted to annex and rezone the Tumbleweed property with an effective date of December 31, 2024. Legal implications of that effective date were not fully realized by the Board members at that time. The Board revisited the effective date of the annexation and zoning motions that had been previously approved on August 5. A new vote was called to make the annexation and zoning approvals effective immediately.

- 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. The Public Hearing for this annexation was held on April 1, 2024. Wayne made a motion to amend the annexation's effective date to October 7, 2024. Dan seconded and the final vote was 3-1 (Charlie cast the dissenting vote).
- 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). Dan made a motion to amend the effective rezoning date to October 7, 2024. Wayne seconded and the final vote was 3-1 (Charlie cast the dissenting vote).

Donations are being accepted around Town to help with the hurricane victims in western NC. The Fire Department is serving as a collection site.

Lisa is responsible for scheduling use of Town Hall. With the election and some other events coming up, the building may likely see an increase in use. If any Board members are asked about Town Hall availability, direct them to Lisa to avoid scheduling conflicts.

Charlie is working on redesigning the playground at the park in an effort to reduce the expense. One potential cost saving measure would be to divide the substrate area and have a combination of sand and rock. Other ideas are also being looked into to help provide a safe, visually appealing area for the playground, while making the project as budget friendly as possible.

The holiday dinner for the Town Board will be on Dec 6 @ 6pm at Ironwood in Pinehurst.

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

Resperctfully submitted,


Jonathan Hensley

Mayor


Annie K. King-Gaines

Clerk

Assisted by Ben Townsend