

GOLDSTON TOWN BOARD MINUTES

2 December 2024
Regular Meeting

Members Present: Mayor Jonathan Hensley, Lynn Gaines, Wayne Woody, Lisa Burke, Charlie Fields, Dan Sargent

Clerical: Annie Kay Gaines, Ben Townsend

Guest Speakers: Jay Sharpe, Nil Ghosh, Chris Lawson

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

The Minutes of the November 11, 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 \$323,711.00; General Fund CD's \$450,000; Powell Bill Fund \$28,975.31; Sewer Enterprise Fund \$322,034.56; 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. Wayne seconded the motion, and all voted to accept as presented.

Recognition of Guests: Mayor Hensley welcomed the guests.

Public Comments:

- Amanda Jones recommended that any future landscaping plants be limited to only native plants.
- Amanda Jones asked for an update regarding the Feed Well fridge. An update will be given by the mayor at the end of the meeting.

Audit Report:

Jay Sharpe presented the audit report for the fiscal year that ended June 30, 2024. The audit report said "...the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Goldston, North Carolina..." There is no indication of fraud or incorrect accounting. However, the audit firm did identify weaknesses in regards to Segregation of Duties and Financial Reporting. These weaknesses are unavoidable due to the size of the town and the small number of employees. The corrective action for these weaknesses is to assign some of the fiscal duties to the Board members, which is already in place. All small towns have these same findings and there is really nothing else that can be done to alleviate them. The clerk had prepared a FPIC Response letter to be approved and signed by all board members. Charlie moved to approve and submit the letter to LGC. Wayne seconded the motion and motion passed with all voting in favor. Full report is attached.

Sunrock Project:

- Alex Culpepper on behalf of Sunrock Group and Chatham Resources LLC, has requested a voluntary satellite annexation into the town of Goldston of 639.66 acres located off Goldston Glendon Road and Bonlee Carbonton Road (parcels 8335,74836,80056) in Chatham County. Public hearings for the annexation, the conditional rezoning, and watershed map amendment were held on August 13, 2024. None of the attendees spoke in favor of the annexation or conditional zoning. The Planning Board met on November 12th and voted to deny recommending approval of the Sunrock Conditional District Rezoning.

Nil Ghosh, representing Sunrock Group, notified the Board that Sunrock has withdrawn their application for annexation, effective December 2, 2024. A copy of the formal withdrawal letter is attached.

Chatham County Affordable Housing Advisory Committee:

Chris Lawson with Central Pines gave a presentation about the Chatham County Affordable Housing Advisory Committee. The Town of Goldston has one seat available on the Board as a municipality within the County, and currently that seat is vacant. The only requirement to serve on the AHAC for Town of Goldston is that the appointee must live within the town limits. The presentation is attached hereto. The Board decided to table the appointment to research potential candidates.

Land Use Plan Update:

Chris Lawson of Central Pines gave a presentation about a proposed Land Use Plan update. The presentation is attached. If the town were to proceed with a Land Use Plan update, expected outcomes could include improvements such as a Future Land Use Map, expansion of Extra Territorial Jurisdiction (ETJ) up to one mile beyond the town limits, a Planning Policy (for establishing and enforcing building setbacks, building design, parking, etc.), and Transportation Planning (for sidewalks, greenways, etc.). It would take 3-6 months to update the Land Use Plan and another 2-4 months to amend the UDO and Zoning Map. The hours that Chris and Tyler would put in would be included in the existing \$28,325 contract. The Town is obligated to pay that minimum amount and right now their hours are pretty minimal. If that trend changes and it looks like we may end up exceeding the minimum then Chris will let the Board know. Charlie made a motion that the Town Board accept CPRC's recommendation to create a Comprehensive Plan for the Town of Goldston. A second was heard from Lisa and all voted in favor.

Pornography Policy:

The town is obligated by GS 143-805 to adopt a policy prohibiting the use of pornography by town employees by January 1, 2025. Although the town currently does not have town-issued technical devices, it may at some point in the future. Dan made a motion to adopt the attached Pornography Policy. A second was heard from Wayne and all voted in favor.

Town Donation Policy:

With all of the recent development activity, the Town Attorney recommended that the Board adopt a Town Donation Policy. Charlie made a motion to adopt the attached Town Donation Policy. A second was heard from Dan and all voted in favor.

Town Board Calendar - 2025

Last month the clerk presented proposed dates for Town Board meetings in 2025. The Board suggested to move the July meeting to July 14. That change has been made and the new Town Board Calendar was presented. Lisa made a motion to adopt the attached Town Board Meeting Schedule for 2025. A second was heard from Wayne and all voted in favor.

Work Session – Organizational Meeting 2025

The Board proposed to hold a special work session meeting for organizational planning. During that meeting the Board will review the current list of Organizational Duties that each Board member will be responsible for during 2025. The mayor will work on some potential dates and present to the Board in January.

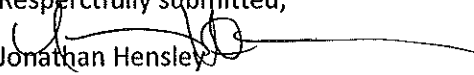
Other Business:

- The Feed Well Fridge program is starting up. A building has been donated by Shed Depot and is placed in the center of town. A refrigerator is being donated. If someone can send him the specs on the donated fridge, Dan will have an electrician be sure that the existing wiring at the pocket park is sufficient.
- Fiber is now being re-routed due to the inability of Randolph Communications to get permission to bore under the railroad tracks. Work is now continuing on running the fiber lines.

- Charlie has emailed Lisa the specs on an ADA compliant playground structure and substrates. More quotes still need to be attained.
- Charlie has gotten a quote on an "odor sock" that could be put in the wet well at the park. It would cost \$125 and would need to be replaced every 10-12 weeks. Goldston-Gulf Sanitary District would be responsible for replacing the odor sock on a schedule. Lynn made a motion to proceed with purchasing an odor sock to test the effectiveness, and Wayne seconded. All voted in favor.
- The quote for the website will be updated to reflect the Bill Pay, acceptance of online forms, and additional utility functions.
- Charlie will follow up about the dog in the First Health building.
- The town's Christmas lights and the town Christmas tree have been put up. Kudos to the Planning Committee, the public feedback has been very positive. As for the Christmas parade, 51 entries have been received so far, and there are expected to be up to 75 by Saturday.
- Ironwood Café at 7pm Friday night for the Board Holiday Dinner.
- Lisa will have drafts of both a town beautification (new landscaping) bid and a landscaping maintenance bid at the next meeting.

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

Respectfully submitted,


Jonathan Hensley

Mayor


Arnie K. King-Gaines

Clerk

Assisted by Ben Townsend