

MINUTES OF MEETING OF THE MAYOR AND CITY COUNCIL HELD  
JANUARY 8, 2018

**WORK SESSION**

The Mayor and Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on January 8, 2018 with attendance as follows:

Present:

- Mayor Chuck Allen, Presiding
- Mayor Pro Tem David Ham
- Councilmember Antonio Williams
- Councilmember Bill Broadaway
- Councilmember Mark Stevens
- Councilmember Bevan Foster
- Councilmember Gene Aycock
- Jim Womble, Attorney
- Scott Stevens, City Manager
- Melissa Corser, City Clerk
- Octavius Murphy, Assistant to the City Manager
- Jimmy Rowe, Planning Director
- Jennifer Collins, Assistant Planning Director
- Kaye Scott, Finance Director
- Rick Fletcher, Public Works Director
- Chad Edge, Public Works Deputy Director
- Mike West, Police Chief
- Mike Wagner, Deputy Public Works Director - Utilities
- Bernadette Carter-Dove, HR Director
- Ashlin Glatthar, Travel & Tourism Director
- Scott Williams, IT Director
- James Farfour, Interim Fire Chief
- Shycole Simpson-Carter, Community Relations Director
- Julie Metz, DGDC Director
- Felicia Brown, Assistant P&R Director
- Allen Anderson, Chief Building Inspector
- Keith Smith, Consultant
- Jason Glazner, US Army Corps of Engineers
- Rochelle Moore, Goldsboro News-Argus
- Ken Conners, News Director-Curtis Media Group East
- Carl Martin, Citizen
- Lonnie Casey, Citizen
- Bobby Mathis, Citizen
- Della Mathis, Citizen
- Constance Coram, Citizen
- Shirley Edwards, Citizen (arrived 5:09 p.m.)
- Yvonnia Moore, Citizen (arrived at 6:02 p.m.)
- Sylvia Barnes, Citizen (arrived at 6:23 p.m.)

**Call to Order.** The meeting was called to order by Mayor Allen at 5:00 p.m.

**Adoption of the Agenda.** Upon motion of Councilmember Broadaway, seconded by Councilmember Stevens and unanimously carried, Council adopted the agenda.

**US Army Corps of Engineers 1135 Project.** Mr. Mike Wagner and Mr. Jason Glazner, US Army Corps of Engineers Representative shared the following information:

- History of Cutoff Channel
  - 1940's - 1.2 Mile Channel (12' deep and 20' across)
    - Help alleviate flooding along Neuse River
  - 1980's - USACE stopped maintenance due to funding
- Corps of Engineers Flood Control 2007 – Temporary repair made to weir.

- 2011 – Repairs lasted 4 years
- 2015 – New “Temporary” Weir
  - City of Goldsboro Project Cost - \$425,000
- 2016 – Study Investments
  - Neuse River Restoration Feasibility Study / Non-Federal Match \$250,000
    - \$51,000 From flood control structure
    - \$49,000 City In-Kind Match for Upstream Intake Feasibility Study
    - \$150,000 Budgeted from NC Funding's
  - Intake Feasibility Study
    - \$50,900
    - Cost to build / relocate the intake structure: \$5-million
- 2018 - Proposed 1135 Project
  - City of Goldsboro is Non-Federal Sponsor
  - Construct “New” Flood Control Structure
    - 25’ downstream of existing weir
    - 2’ higher than existing weir
  - Total Project Cost for implementation of the Recommended Plan would be approximately
    - 75% Federal (range \$1,481,000 - \$1,511,000)
    - 25% Goldsboro (range \$490,000 - \$505,000) + cost to remove temporary weir (lower cost now, eliminates multiple permits)

Mr. Glazner also shared information regarding the purpose of the project. The objective is to improve river functionality in the main stem of the Neuse River including the 7 mile stretch of the bypass at the cut-off channel and increasing low volume and river velocity in that stretch as well as increasing fish migration.

Council discussed removal costs for temporary weir and construction schedule. Mr. Glazner stated he would provide an estimated cost of removal at a later date. Mr. Wagner stated part of the process will include reusing some of the materials in the existing structure.

**Councilmember Foster Discussion Item – The Crime Reports and Reporting Data for 2016.** Councilmember Foster stated some reports came out we were one of the most dangerous cities and reports came out we were one of the safest cities. I have also heard our numbers have been reported wrong and I’ve heard they were reported right. I am trying to get to the bottom of what is going on.

Mr. Stevens stated on the reports, we did compare reports in the Mayor’s State of the City address that were just on line reports from some agency that put it out; I do not know if they were creditable. In past years, when I have looked at reports like that they have used our UCR data or a portion of it to make their report, statistically their information had been right in the past. I assumed whatever analysis they were doing this time, they could defend their analysis based on the data. But those two reports I think were based on the same numbers of 2016, one stated we were one of the most dangerous in the country and the other said we were one of the 25 safest in the state. So it was just really showing that the data could be used to make whatever point you wanted to make.

Councilmember Foster stated the information on [www.safehomes.com](http://www.safehomes.com) states the numbers used were from the calendar year 2015; it said we were one of the safest 25 cities in 2017 but the 2017 numbers had not been reported yet. So that right there is misleading. The UCR for 2016 from [neighborhoodscouts.com](http://neighborhoodscouts.com), they reported from 2016 as one of the most dangerous cities. There has been a lot of confusion with this alone and if the City is putting out information that we haven’t checked, that’s not good.

Mr. Stevens stated it was not our attempt to put it out as the Mayor’s State of the City, we were not putting it out, we were saying the data that’s out there, if you get those reports, it does get the community concerned when people say we are one of the dangerous cities; people can take data, put reports out, which they do, all the time, that was the point. When you talk about the UCR numbers, I believe we have been reporting correctly, what

we have found is the software that we share with the County, the record management software we were using before December, if we had someone shoot into a home and there were ten people in the home that was 10 incidents under the old software. As software has moved forward in time, it is now one incident with 10 victims. In talking with other agencies who have made that shift and now our numbers will be better just by not over-reporting the incidents. So we have been doing that but it was right based on the software we had, we have corrected that in the upgrade to Spillman in December.

Councilmember Foster expressed concerns regarding the way things are reported and misleading information.

Mayor Allen stated the only point was people can take data and make anything out of data that they want; we were not saying the data was right or wrong.

Councilmember Foster stated we need to do a better job; we should not be putting out bad information.

Mr. Stevens stated we are doing what the software is allowing us to do, we are not trying to do anything underhanded; we are trying to be very upright about what is going on. I have shared that with Council, we have said that publically. We want to be consistent with neighboring communities. Mr. Stevens stated we will reconfirm with the SBI we are reporting the UCR information correctly.

**Councilmember Foster Discussion Item –Water Safety Report for 2016 and 2017.** Councilmember Foster stated he would just like to get the numbers on the water safety reports for 2016 and 2017. Councilmember Foster asked how many samples are we taking on a given day.

Mr. Wagner stated on any given day we are running over 30 samples. We are continuously running samples at the plant. We go out and collect distribution samples, water monitoring samples, water contaminate monitoring schedules, lead/copper samples, etc. Any given year, 1000's of samples.

Councilmember Foster asked if we used chloramines and Mr. Wagner shared we do. Councilmember Foster asked what type of notification we provide to residents who may be on dialysis.

Mr. Wagner stated when they switched to chloramines in 2000, everyone should have been made aware. Every year we make sure every dialysis center is reminded we use chloramines, we do share that information. We also have information on our website.

**Consent Agenda Review.** Each item on the Consent Agenda was reviewed.

**Closed Session Held.** Upon motion of Councilmember Aycock, seconded by Councilmember Broadaway and unanimously carried, Council convened into Closed Session to discuss a property acquisition matter.

There being no further business, the meeting recessed until the 7:00 p.m. meeting.

## **CITY COUNCIL MEETING**

The Mayor and Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on January 8, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding  
Mayor Pro Tem David Ham  
Councilmember Antonio Williams  
Councilmember Bill Broadaway  
Councilmember Mark Stevens  
Councilmember Bevan Foster  
Councilmember Gene Aycock

The meeting was called to order by Mayor Allen at 7:00 p.m.

Pastor John A. Howard with The First PH Church provided the invocation. The Pledge to the Flag followed.

**Organization Actions. Oath of Office to City Attorney.** Ms. Melissa Corser, City Clerk administered the Oath of Office to Mr. Ron Lawrence, City Attorney.

**Public Comment Period.** Mayor Allen opened the public comment period and the following people spoke:

1. Shirley Edwards spoke on behalf of the sanitation workers and expressed concerns regarding decent wages. She also spoke about qualifications for positions, lack of diversity on boards and commissions, community policing and the importance of the City Council working together with one another.
2. Sylvia Barnes shared information regarding the NAACP including their mission statement. Ms. Barnes also reminded Council 2019 is an election year. She encouraged Council to get out into their communities and help those who need help.
3. A lady (who did not provide her name) stated she supported Ms. Edwards. She shared when she retired from Cherry Hospital, she went to Raleigh and spoke with representatives on behalf of employees and raises.
4. Billy Crocker shared he watched the earlier meeting at 5:00 on Facebook Live and requested additional information regarding the appropriation to REACT. He shared statistical information regarding crime. Mr. Crocker shared concerns regarding the amount of money spent on policing versus community development.
5. John Barnes shared concerns regarding the carwash on the agenda. It is next door to Grace Village, a senior living facility.

Mayor Allen stated there was no zoning change and asked if they were notified in any way. Mr. Barnes stated no.

6. Carl Martin stated he came to Council requesting the removal of a couple of members from the Recreation Advisory Commission. At that time, I was advised there were some amendments being made to the ordinance and would need to wait until those amendments were made. He provided information regarding vacancies and asked that Council consider making appointments.
7. Sherman Johnson provided information on The Neighborhood Computer Network Center. He stated the program is in need of partners, staffing and funding.

No one else spoke and the public comment period was closed.

**Consent Agenda - Approved as Recommended.** City Manager, Scott A. Stevens, presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Upon motion of Councilmember Foster, seconded by Councilmember Stevens and unanimously carried, Council deferred Item D. Site and Landscape Plan – Car Wash (J.L. Gurley). Councilmember Stevens moved the items on the Consent Agenda, Items B, C, E, F and G be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Broadaway and a roll call vote resulted in all members voting in the

affirmative. Mayor Allen declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

**Budget Amendment – Patrolling Funding. Ordinance Adopted.** The City of Goldsboro and Wayne County has joined forces and created the Regional Enforcement and Crime Targeting Team (REACT). The REACT Team has been focusing on areas within Goldsboro that have seen increased levels of violence and drug crimes.

The City of Goldsboro has had ongoing assistance from the Wayne County Sheriff’s Department on areas within Goldsboro that are the concerned “hotspot” areas. The Sheriff’s Department has been providing extra assistance and is expected to continue until the end of the fiscal year. Thus far, the City has paid the County approximately \$10,000 for these services from July – November 2017.

Since it is anticipated that these REACT services will continue and cost approximately \$20,000 for the remainder of this fiscal year, it is necessary to appropriate the additional funding.

Staff recommended Council adopt the following entitled budget ordinance decreasing the unassigned fund balance of the General Fund by \$20,000 for Police REACT Team services for FY 17-18. Consent Agenda Approval. Stevens/Broadaway (7 Ayes)

ORDINANCE NO. 2018-1 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2017-18 FISCAL YEAR”

**Sale of Real Property, Tax ID #3508-08-8394, South Weaver Drive and Tax ID#3508-18-1575 Lot Highland Place as recorded in the Wayne County Registry. Approved.** On December 6, 2017, Community Technical Assistance, Inc. offered to pay the City of Goldsboro the sum of \$36,565 for South Weaver Drive and \$12,125 for Lot Highland Place properties and made a bid deposit of \$2,434.50.

The City of Goldsboro and County of Wayne acquired this property in October 2016. At the December 19, 2017 meeting, the County Commissioners agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses.

Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property’s tax value. The property’s tax value for both properties is \$97,380. An advertisement appeared in the Goldsboro News-Argus on December 14, 2017. The ten (10) day upset bid period expired on December 24, 2017, with no counter-offers received after this bid.

The buyer will pay the attorney fees associated with transferring the deed. The City and County’s portion from the sale of these properties would be \$24,345 each minus expenses.

Staff recommended Council accept the offer from Community Technical Assistance Inc. in the amount of \$48,690 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne. Consent Agenda Approval. Stevens/Broadaway (7 Ayes)

**S-6-11 Tiffany Gardens – Revision of Section Five (Preliminary Plat). Approved.** The property is located on the east side of Waters Circle between National Drive and Thoroughfare Road. It abuts the city limits line and is within the City’s Extraterritorial Jurisdiction.

The subject property is located directly adjacent to Tiffany Gardens Subdivision and is owned by Earnest Waters.

On September 6, 2011, Council approved a 15-lot preliminary plat for this property which included two new streets. At that time, modifications were granted as follows:

1. Modification of the paved width requirement for residential streets located within the City's one-mile extraterritorial jurisdiction from 31 ft. to 27 ft.; and
2. Modification of the curb and gutter requirement.

Council required the developer to pay a fee in lieu of sidewalk installation.

At this time, the owner proposes dividing the property into only two tracts.

Total Area:	490,659.84 sq. ft. or 11.264 Acres
Average Lot Size:	5.63 Acres
Lot No. 1:	5.0 Acres
Lot No. 2:	6.624 Acres
Zoning:	R-12 Residential

Access to the subject property is provided through Lot No. 66 of Tiffany Gardens Subdivision Section Four.

In order to subdivide the property as requested, the developer will be required by Code to construct a street built to City standards in order to provide access to Lots No. 1 and No. 2. In addition, a temporary cul-de-sac will have to be installed to prevent this new street section from being a dead-end street until Lot No. 2 is developed.

The developer has requested a modification of the City's requirement that all lots have frontage on an improved public street. Staff contends that in order to develop this subdivision to City standards, an improved public street needs to be constructed to serve both lots.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the preliminary plat subject to dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section.

Staff recommended Council accept the recommendation of the Planning Commission and approve the preliminary plat subject to the dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section. Consent Agenda Approval. Stevens/Broadaway (7 Ayes)

**S-6-17 CE2, LLC (3-Lot Preliminary Subdivision Plat). Approved.** The property is located on the north side of Fedelon Trail between Seaboard Coast Line Railroad and Granville Drive.

Total Area:	72.51 acres
Total Lots:	3

Lot No. 1:	14.46 acres
Lot No. 2:	52.84 acres
Lot No. 3:	5.20 acres

Zoning:	I-2 CD General Industry Conditional District General Business
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On March 4, 2013, the Goldsboro City Council approved a zoning change for the property from General Business and I-2 General Industry to I-2 General Industry Conditional District to allow the development of a solar farm. In addition to the zoning change, site and landscape plans for the proposed solar farm were approved with the following modifications:

- 1) Modification to eliminate the large tree requirement along the western property line and utilize large shrubs in lieu;

- 2) Modification to allow a Class C (20 ft. wide) buffer in lieu of a Class D (50 ft. wide) buffer along the drive aisle portion of the eastern property line.
- 3) Modification of the 10 ft. wide aesthetic buffer along a portion of the eastern property line adjacent to the railroad; and
- 4) Modification of the 10 ft. wide aesthetic buffer along the western drive aisle which is in the same ownership and which is zoned General Business.

The subject property has now been proposed for division into three lots to allow for the sale and future development of two new lots and one existing lot currently occupied by an existing solar facility.

The majority of the subject property lies outside of the City limits. A small portion (approximately 4.6 acres) along Fedelon Trail is located within the City limits.

An access easement is shown between proposed lots no. 2 and 3 extending from Carolina Commerce Drive and running westerly 1,120 ft. and northerly approximately 535 ft. The owner has requested a modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3.

The subject property is not located within a 100-year flood hazard area. City water and sewer are available within 1000 ft. of the property. Connection to City services will require the property to be annexed into the City limits.

Site and landscape plans will need to be approved by City Council if property is to be developed in the future.

The Planning Commission, at their meeting held on December 18, 2017 recommended approval of the preliminary subdivision plat with the requested frontage modification.

Staff recommended Council accept the recommendation of the Planning Commission and approve the three-lot preliminary subdivision plat with the additional modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3. Consent Agenda Approval. Stevens/Broadaway (7 Ayes)

**Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive. Ordinance Adopted.** The applicant requests a zoning change from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Frontage: 581.02 ft.  
 Depth: 420 ft. (average)  
 Area: 4.0 Acres

Surrounding Zoning: North: Office & Institutional-1  
 South: R-9 and R-16 Residential  
 East: R-9, R-12, R-16 Residential  
 West: R-16 Residential

The property is currently vacant woodland.

A Conditional District designation has been requested which, if approved, would allow commercial uses subject to development plan approval by the Planning Commission and City Council.

The City's adopted Land Use Plan designates the front portion of the property for Office and Institutional uses. The rear of the property is designated for Medium-Density Residential development.

City water and sanitary sewer lines are available to serve the subject property.

The properties can be accessed through Warrick Circle and Caudill Avenue. It is doubtful that NCDOT would approve any curb cut or access from North Berkeley Boulevard.

Shopping Center zoning exists just south of Hill Drive Circle (Berkeley Commons) and on either side of Fallon Boulevard to the south which is currently not developed.

At the public hearing held on December 18, 2017, the attorney for the applicants spoke in favor of the request. No one appeared in opposition.

At their meeting held after the public hearing, the Planning Commission recommended approval of the zoning change.

Staff recommended Council accept the recommendation of the Planning Commission and adopt the following entitled Ordinance changing the zoning for the property from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Although not entirely compliant with the City's Land Use Plan, the Conditional District zoning would afford protection to adjoining properties and would extend commercial zoning along Berkeley Boulevard which has recently been upgraded to five lanes. Consent Agenda Approval. Stevens/Broadaway (7 Ayes)

ORDINANCE NO. 2018 -2 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

**End of Consent Agenda.**

**City Manager's Report.** Mr. Scott Stevens stated Mayor Allen mentioned earlier the meeting was not broadcasting live on Channel 10, we believe that has been corrected. I appreciate our staff working on that. I do want to say thank you to our city crews who worked the snow event. We've had city crews working through that in many departments; probably some of those who have had some of the toughest jobs were those repairing waterlines. We have had 21 main breaks since last Thursday and we have had crews working not quite 24 hours a day but pretty close to that making the repairs. Our city crews are to be commended. Along with snow removal, we did get a lot of complaints regarding Ash Street; again many of our main streets such as Ash and Berkeley are NCDOT streets and they have historically cleared those. NCDOT has added 26 miles to their system with the new highway with no additional personnel. I think DOT has done a commendable job making those higher volume, higher speed streets accessible to all of us. I apologize for the delay, we are working with DOT to maintain Ash Street and be reimbursed. We continue to have a lot of leaks, if anyone sees water, please call and report. A joint event with the City and County is scheduled for January 10<sup>th</sup> at noon. Our Dr. Martin Luther King event is scheduled for January 15<sup>th</sup> at The First PH Church, please contact Community Relations for tickets.

**City Attorney's Report.** No report.

**Mayor and Councilmembers' Reports and Recommendations.**

Councilmember Aycock stated he would like to commend our city employees for the work they did during Hurricane Matthew and this past snow storm. We need to rethink the salary and discuss at the work session or retreat.

Councilmember Foster thanked Ms. Shirley Edwards for coming up and speaking on a lot of the issues that were discussed in 2017. I hope the Council will make some better decisions in the future and I hope the citizens stand up as well and come speak on the issues.



Councilmember Ham echoed the comments made on the super job Public Works, Streets, Police Department and Fire Department did during this cold weather. I am aware they put out an outstanding effort. I also want to thank not only our city but commercial HVAC and plumbers, they were out and about all hours of the day and night. I saw that first hand, I commend them as well.

Councilmember Stevens stated he hoped everyone had a happy New Year and Christmas and hopes it carries over into the New Year.

Councilmember Broadaway also commended city staff on repairing 21 main water breaks and 9 services. We had Police on shift all hours, sanitation was out last Wednesday before I could even get my trash can out, I want to say thank you!

Councilmember Williams stated he would like to thank Ms. Shirley Edwards as well. I too have been talking about the sanitation department, they have a hazardous job and should be compensated for the hazardous job. We really need to compensate them. In full honesty, I was not one of them who voted for the 1% increase for our employees. I understand how hard they work for the city. Councilmember Williams thanked the gentleman who came out and spoke, he has compassion for the areas that don't have. Like Councilmember Foster said, if you see something, let us know, voice your opinion.

Mayor Allen thanked everyone for coming out. I hope everyone has a great 2018. I too want to thank our employees, I saw them working day and night through the storm, doing great work. I want to thank Ms. Edwards for her comments and the other presenters too. I do believe we are doing some great things in the city, can we improve on some things absolutely.

There being no further business, the meeting adjourned at 7:45 p.m.

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Chuck Allen  
Mayor

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Melissa Corser, MMC/NCCMC  
City Clerk