

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
OCTOBER 2, 2023

**WORK SESSION**

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on October 2, 2023.

**Call to Order.** Mayor Ham called the meeting to order at 5:01 p.m.

**Roll Call.**

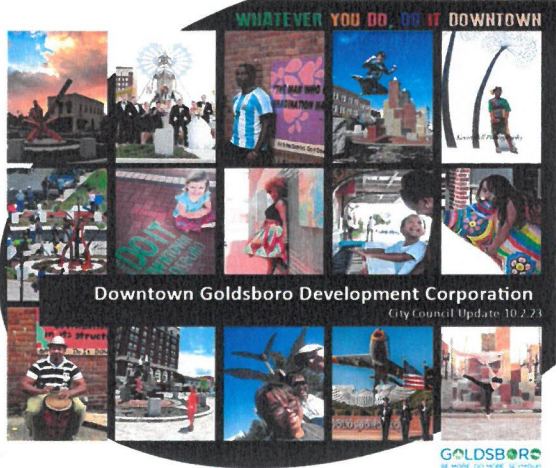
Present: Mayor David Ham, Presiding  
Mayor Pro Tem Brandi Matthews  
Councilwoman Hiawatha Jones  
Councilman Bill Broadaway  
Councilman Charles Gaylor, IV  
Councilman Greg Batts

Also Present: Tim Salmon, City Manager  
Matt Livingston, Assistant City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

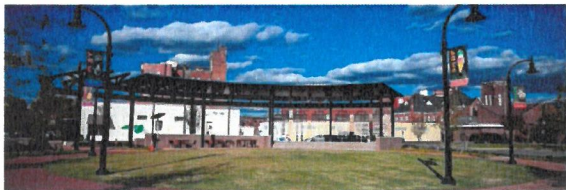
**Adoption of the Agenda.** City Manager Salmon requested the addition of an HVAC update. Mayor Ham requested the addition of Closed Session to discuss Economic Development and Potential Litigation. City Clerk Getz asked to add the Veterans and Patriots Coalition discussion. Upon motion of Councilwoman Jones, seconded by Councilman Broadaway and unanimously carried, Council adopted the amended agenda.

**New Business.**


**Downtown Goldsboro Development Corporation Update.** Doug McGrath, Outgoing President, Grayson Hussey, Incoming President and Erin Fonseca, Downtown Development Director shared the following presentation:



City of Goldsboro Downtown Development Office  
+  
Downtown Goldsboro Development Corporation  
=  
Goldsboro Main Street Community



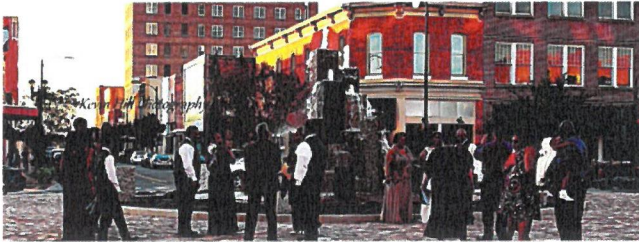
**DGDC**



The Downtown Goldsboro Development Corporation (DGDC) is Goldsboro's private sector partner working to achieve an economically healthy downtown within the Main Street™ Community approach.

Currently there are 27 Board of Director Members  
10 Promotions Committee Members  
11 Economic Vitality Committee Members  
11 Design Committee Members  
Newly-Added Merchant Committee

**Downtown Vision Statement**





**Vision:** Downtown Goldsboro is beautiful, historic, lively, and full of economic opportunity and gusto. We honor our past while developing diversity and vibrancy to create a cultural arts, entertainment and urban lifestyle center.



Measures/Statistics

	Stable - Renewal Units	New Units	Job Loss	New Job Gain	New Business	Business Closed	Net Business Gain	Business Expansion	Value of New Investment PUBLIC	Value of New Investment PRIVATE
2013-2014	15	42	17	25	12	7	5	0	\$1,504,393	\$1,026,589
2014-2015	14	73	25	48	15	7	8	1	\$10,535,878	\$415,731
2015-2016	41	90	14	76	16	8	8	2	\$6,327,519	\$6,381,283
2016-2017	19	57	10	47	19	7	12	2	\$1,727,888	\$5,007,273
2017-2018	35	29	14	15	11	5	6	0	\$960,245	\$4,759,785
2018-2019	23	131	16	115	25	11	14	3	\$3,055,885	\$2,611,850
2019-2020	16	58	12	46	10	5	5	1	\$9,540,063	\$2,393,557
2020-2021	4	31	4	27	12	2	10	1	\$794,519	\$9,430,000
2021-2022	20	34	10	24	10	7	3	0	\$184,000	\$11,889,500
2022-2023	6	103	35	68	17	11	6	1	\$209,999	\$1,496,130
TOTALS	191	648	157	491	147	70	77	11	\$514,340,389	\$43,959,548


Mission & Values



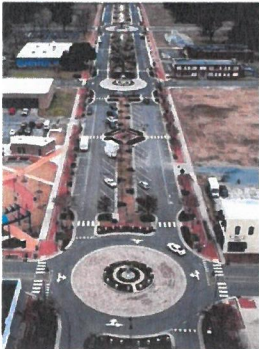
**Mission Statement:** We work to make downtown better, so whatever you do, you can do it downtown.

**How?**


We facilitate a unified, sustainable, proactive, and comprehensive development effort within the framework of the Main Street™ structure.




Current Objectives




- Secure private sector mixed-use investment for the city owned portions of the 300 & 400 Block of S. Center Street.
- Stabilize Goldsboro Union Station and identify a private development partner to carryout an option of use from the recent Adaptive Reuse Study.
- Support the creation of an Arts District.
- Host 2024 Main Street Conference.
- Address vacant/blighted properties.
- Support residential needs in the historic neighborhood revitalization focus area.
- Encourage collaboration and best practices in entrepreneurship among downtown merchants.



DGDC/DDD Highlights



- Nationally Accredited Program
- Recognized by the State to be Among the Best Main Street Programs in the State
- Secured over \$21.8M in grants for City and Downtown in last 10 years.
- Received over 40 statewide awards for downtown efforts/projects (over 20 year period) and a national GAMSAs award in 2017.
- DGDC Board & volunteers contributed 8,485 hours of time to downtown activities in the past year.
- DGDC continually attracts over 100 local business sponsors and partners to assist in downtown effort and offset public cost each year. Raises roughly \$80K, annually to offset programming costs.
- 92% Work Plan Completion



What We Do



- We host/implement 40+ events.
- We work to be experts in the field of downtown development and bring best practices to Goldsboro.
- We conduct our work in accordance with the Main Street approach to maintain Goldsboro's accreditation.
- We work to actively and positively promote the City through Downtown success, promotions and marketing.
- We manage a group of dedicated volunteers to include private sector involvement and investment.



Current & Recent Project Highlights



- Highest Private Investment in organization history in 2022
- Launch – A multi-organization partnership to develop and cultivate entrepreneurs
- Union Station Adaptive Reuse Study + Next Steps
- Arts District Feasibility Study
- 116 N Center Street Historic Rehab Project – New Office & Record Rack Short Term Rental
- \$300K Grant from State Budget for Downtown special projects



DDD & DGDC



If you don't know where you are, you don't know who you are.

We all have a fundamental need for a sense of orientation or a sense of place.

Placemakers are essential to quality of life.



Thank You




DO IT DIFFERENT. DO IT DOWNTOWN. Goldsboro NC




Mayor Ham thanked Mr. McGrath for his service to Goldsboro. Ms. Fonseca invited Council to the Downtown Annual Dinner.

Public Utilities Capital Projects Update


Bert Sherman  
Public Utilities  
10/02/2023



Public Utilities Capital Projects:Completed




Compost Bulldozer  
\$202,811  
Purchased & in use



New Hope L/S Bar Screen Replacement  
\$335,400  
Completed

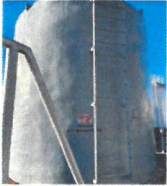
Flood Barrier Installation  
\$168,200  
Completed.

Clear Well #2 Coating  
\$113,398  
Completed.






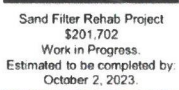
### Public Utilities Capital Projects: Work in Progress



**Bulk Storage Tank Replacement**  
\$135,201  
Work in Progress.  
Estimated to be completed by:  
October 2, 2023.




**Public Utilities Telemetry Upgrade**  
\$316,388  
Project in Progress.



**Sand Filter Rehab Project**  
\$201,702  
Work in Progress.  
Estimated to be completed by:  
October 2, 2023.

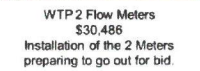
### Public Utilities Capital Projects: Equipment Ordered

**Neuse River Pump Station Automatic Transfer Switch**  
\$96,486  
Equipment has been ordered & should be completed in late 2024.



**WTP Automatic Transfer Switch**  
\$257,166  
Equipment has been ordered & should be completed in late 2024.

**Westbrook Lift Station Generator Replacement**  
\$815,166  
Equipment has been ordered & should be completed in late 2024, early 2025.



**WTP2 Flow Meters**  
\$30,486  
Installation of the 2 Meters preparing to go out for bid.

**Dump Truck**  
\$188,515  
Truck has been ordered. Estimated to be here at the beginning of 2024.

**Compost Bay 8 Enclosure**  
\$70,000  
Preparing to go out for bid.

### FY 22-23 Public Utilities Capital Project Cost

• WTP Flood Barriers	\$168,200
• WTP Clear #2 Coating	\$113,398
• WTP Flow Meters	\$30,486
• WTP Flow Meter Installation in progress to go out for bid	TBA
• WTPATS Replacement In Progress	\$257,166
• NRPS ATS Replacement In Progress	\$96,486
• WRF Generator Replacement In Progress	\$815,166
• WRF Sand Filter Rehab. In Progress	\$201,702
• WRF Bulk Storage Tank In Progress	\$135,201
• WRF Telemetry Upgrade In Progress	\$316,388
• WRF New Hope Bar Screen In Progress	\$335,400
• Compost Bulldozer	\$202,811
• Compost Bay 8 Enclosure In Progress to go out for bid	\$70,000
• Dump Truck	\$188,515
<b>Total</b>	<b>\$2.91 Million</b>




### FY 23-24 Public Utilities Capital Projects

• Water Tank Utility Maintenance Budgeted	\$300,000
• Structural repairs to the Water Treatment Plant Budgeted	\$255,000
• Sand Replacement in Sand Filters #1 and #3	\$135,000
• Install a Security Gate at the WRF	\$50,000
<b>Total</b>	<b>\$740,000</b>

### Future Public Utilities CIP

• Replace Ultraviolet Light Disinfection system for the WRF	\$1.8 million
• Dredge EQ Basin #2	\$350,000
• Replace Horizontal Grinder	\$600,000
• Roof Repairs on Compost Facility	\$200,000
• Replace Maintenance Building	\$100,000
• Replace Filter media at the WTP	\$300,000

### Questions?



Mayor Ham shared the city is doing things to improve water and sewer.

**Authorization to Purchase Eight 2024 Dodge Durango Pursuit Vehicles.** The item was presented by Mike West, Police Chief.

The Goldsboro Police Department was approved \$384,000.00 to purchase eight Chevy Tahoe’s in the FY23-24 Budget. There is no estimated timeline for when the Tahoe’s could be ordered, and no guarantee that what we order would be available. Law Enforcement agencies across the nation continue to be delayed with obtaining price quotes on 2024 Chevy Tahoe’s through the statewide procurement pricing program. The low supply of patrol cars has caused law enforcement agencies to continue experiencing purchase delays. The recent United Auto Workers strike has created a heightened concern for the purchase of law enforcement vehicles.

NC General Statute 143-129 establishes the State bidding requirements for purchase of apparatus, supplies, materials, or equipment. Subsection (e)(9) grants an exception to the bidding requirements for purchases made from contracts established by the State.

The Goldsboro Police Department is unable to obtain a price quote on 2024 Chevy Tahoe’s from the pre-authorized Procurement Programs due to future production demands being uncertain. Performance Automotive is an approved Procurement Program Dealer who has stated they have eight 2024 Dodge Durango Pursuit vehicles on order.

It was recommended that Council authorize the purchase of eight 2024 Dodge Durango Pursuit Vehicles, instead of eight 2024 Chevy Tahoe’s, through the North Carolina Statewide Government Pricing Program. Total purchase price per vehicle is \$45,928.32, which includes the 10% loan fee, road tax, title, and registration plate. The total purchase price including the loan fee, road tax, title, and registration plates for eight Dodge Durango’s is \$367,426.56.

Council discussed the item.

Councilman Broadway made a motion to authorize the Police Department to purchase 8 Dodge Durango’s. The motion was seconded by Councilman Batts and unanimously carried.

**Veterans and Patriots Coalition.** Eric Busse, Veterans and Patriots Coalition President requested Council waive the \$200.00 application fee to hold the Veterans Day parade downtown on November 11, 2023.

Councilman Broadaway made a motion to waive the \$200.00 fee for the Patriots Coalition. The motion was seconded by Councilwoman Jones and unanimously carried.

**HVAC Update.** Scott Williams, Information Technology Director, shared the following: The chiller that runs the air conditioner for Historic City Hall and City Hall Addition was purchased in 2004 and has been in operation continuously since then and is an older and outdated unit. We looked at replacing the two circuit boards that operate the two legs of the unit, both of which have failed, along with other parts and we cannot get all the parts we need to be able to fix it at this point. The lead time on a new chiller is about eight months. The city manager has authorized the rental installation of a portable chiller unit which should be here tomorrow morning and should be operational by Wednesday. That unit will be in place until we can go through the bidding process to get another one ordered. We will be coming back to you with the paperwork on that.

City Manager Salmon shared we will have a bill coming forward at the next meeting.

Mr. Williams shared we don't know exact pricing, maybe somewhere around \$400,000 or so. The rental will be around \$160,0000 with rental fees and things.

**Consent Agenda Review.** Items E - Q on the consent agenda were reviewed. Further discussion included the following:

**Item J. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 305 Pearson Street to Melissa Bynum Gill.** The item was presented by Catherine Gwynn, Finance Director.

Mayor Pro Tem Mathews made a motion to accept the initial bid and authorize Finance to advertise for upset bids. The motion was seconded by Councilman Broadaway and unanimously carried.

**Item K. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 717 Devereaux Street.** The item was presented by Catherine Gwynn, Finance Director.

Councilman Batts made a motion to accept the initial bid by Terrance Bynum and authorize Finance to advertise for upset bids. The motion was seconded by Councilwoman Jones and unanimously carried.

**Closed Session.**  
Upon motion of Councilman Gaylor, seconded by Councilman Batts and unanimously carried, Council went into Closed Session for Potential Litigation and Economic Development.

The unanimous vote by Council to go into Closed Session was held after the video ended but the audio remained.

After the Closed Session was held, Council came out of Closed Session and back into Open Session.

Mayor Ham recessed the meeting at 6:42 p.m.

**CITY COUNCIL MEETING**

The City 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 October 2, 2023.

Mayor Ham stated that before going into Closed Session, he asked for a vote and the vote was unanimous to go into Closed Session.

Mayor Ham called the meeting to order at 7:00 p.m.

**Roll Call.**

- Present:
- Mayor David Ham, Presiding  
Mayor Pro Tem Brandi Matthews  
Councilwoman Hiawatha Jones  
Councilman Bill Broadaway  
Councilman Charles Gaylor, IV  
Councilman Greg Batts
- Also Present:
- Tim Salmon, City Manager  
Matt Livingston, Assistant City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

Archbishop Anthony Slater with Tehillah Church Ministries provided the invocation. The Pledge of Allegiance followed.



**Approval of Minutes.** Councilman Batts made a motion to approve the Minutes of the Work Session and Regular Meeting of September 18, 2023. The motion was seconded by Councilman Gaylor and unanimously carried.

**Presentations.**

**Domestic Violence Awareness Presentation and Proclamation.** Read by Councilwoman Jones: The Goldsboro City Council proclaimed October 2023 as NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH in the City of Goldsboro, and recognized the important work done by domestic violence programs, and urged all citizens to actively participate in activities and programs to work toward improving victim safety and holding perpetrators of domestic abuse accountable for their actions against individual victims and our society as a whole.

Ms. Bernadette Marrow, Program Coordinator and Ms. Andrea Ajagbe, Shelter Manager with Wayne Uplift received the proclamation and shared information about their program, domestic violence and sexual abuse. The phone number for Wayne Uplift is 919-736-1313.

**Public Hearings.**

**Z-13-23 Harry and Mollie, LLC (General Business and Industrial Business Park-1 to General Business) – East side of McLain Street between Oak Forest Rd. and E. Ash St. Ext. *Public Hearing Held and continued to October 16, 2023.*** The item was presented by Kenny Talton, Planning Director.

ADDRESS: TBD  
PARCEL #: 3519905459 (Portion of)  
PROPERTY OWNER: Harry and Mollie, LLC  
APPLICANT: Harry and Mollie, LLC c/o Robert “Bob” Ivey

The applicant is requesting a rezoning for 63.853 acres from General Business (GB) and Industrial Business Park (IBP-1) to the General Business (GB) Zoning District. The General Business (GB) Zoning District is established to accommodate the widest range of uses providing general goods and services to the community. The intent of this district is to promote high quality, accessible developments serving the needs of the community and surrounding area.

SURROUNDING ZONING:  
North: Industrial Business Park (IBP-I)  
South: General Business (GB), Residential (R16/R20A/R9CZ)  
East: Industrial Business Park (IBP-1) and General Business (GB)  
West: Shopping Center (SC) and Industrial Business Park (IBP-1)

Existing Use: The properties proposed for rezoning are currently vacant.

The City’s Land Use Plan locates this parcel within the Industrial land use designation. This designation was developed to establish and protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale.

The General Business (GB) Zoning District is not a corresponding zoning district within the Industrial land-use designation.

As previously stated, this is a rezoning proposal for 63.853 acres to be rezoned from General Business (GB), Industrial Business Park (IBP-1) to General Business (GB) Zoning District. This is a general rezoning. As such, all uses must be considered in the proposal to rezone the property.

The subject property is adjacent to property commonly identified as the Park East Industrial Park. It is one of two industrial parks in Wayne County.

According to the City of Goldsboro’s Comprehensive Land-Use Plan (CLUP), incompatible non-industrial uses shall not be allowed to encroach upon existing or planned industrial sites. Rezoning the property to General Business will create opportunities for uses permitted by right in the General Business (GB) Zoning District to locate adjacent to existing or planned industrial sites. In addition, the CLUP encourages new industrial development to locate in existing or planned industrial parks. Rezoning the property to General Business (GB) could reduce opportunities for attracting new and existing industries to Park East. Lastly, it will decrease the existing industrial park’s potential for future growth and development.

Currently, Shopping Center (SC) Zoning District is located west of the General Business Zoning District proposed for the subject property (Portion of). This zoning district has the potential to accommodate a majority of the same types of land uses that the General Business Zoning District would accommodate.

TRC REVIEW: Staff has distributed this proposed rezoning to SJAFB and NCDOT. If the rezoning is approved, formal comments will be generated once a site-specific plan is submitted for development.

Staff is recommending denial of the rezoning request. There are several factors that would support not approving the rezoning request. According to the City of Goldsboro’s Comprehensive Land-Use Plan (CLUP), incompatible non-industrial uses shall not be allowed to encroach upon existing or planned industrial sites. Rezoning the property to General Business will create opportunities for uses permitted by right in the General Business (GB) Zoning District to locate adjacent to



existing or planned industrial sites. In addition, the CLUP encourages new industrial development to locate in existing or planned industrial parks. Rezoning the property to General Business (GB) could reduce opportunities for attracting new and existing industries to Park East. Lastly, it will decrease the existing industrial park’s potential for future growth and development.

The City of Goldsboro Planning Commission met on September 25, 2023, to review and make a recommendation regarding the rezoning request. The Planning Commission voted: 4 in favor, 2 against.

Council shall vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the consistency statement, or council shall vote to deny with the inclusion of the Inconsistency statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Letters related to the Public Hearing that were provided to Council are attached as Exhibit A.

Mayor Ham opened the Public Hearing and the following people spoke:

- 1. Emory Ivey asked Council to table the item for two weeks. He submitted a letter of support from Sport Durst (Exhibit B) and a map (Exhibit C).

Councilwoman Jones made a motion to table the item to the October 16, 2023 meeting. City Attorney Lawrence discussed the proper motion to continue the public hearing.

- 2. Karl Landgren did not speak in favor or opposition but asked about permitting and if industries are going to locate in the particular area.

No one else spoke.

Mayor Ham restated the motion to continue the matter to the 16<sup>th</sup> of October. The motion was seconded by Councilman Batts and unanimously carried.

**Z-14-23 Red Horse Townes (Residential-12 SF CZ to Residential -12 CZ) – East of Country Day Rd. between Wheeler Dr. and Davis Rd. *Public Hearing Held and continued to November 6, 2023.*** The item was presented by Kenny Talton, Planning Director.

ADDRESS: TBD  
PARCEL #: 3600864490/3600861430  
PROPERTY OWNER: Veritas, Inc.  
APPLICANT: John G. Thomas, Sr. PE Thomas Engineering PA on behalf of Nolan Commercial Contractors, Inc.

The applicant is requesting a conditional rezoning from the Residential-12 SF Conditional Zoning District to the Residential-12 Conditional Zoning District limiting the use of the property to a townhome development consisting of 89 units. The purpose of the Residential-12 Zoning District is to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature. Townhomes are classified as multi-family dwellings. As such, they shall have twelve thousand square feet of land area for the first unit with an additional six thousand square feet of land area required for each additional dwelling unit.

Access: Country Day Rd.  
Area: Approx. 16.57 acres  
Townhomes: 89

SURROUNDING ZONING:  
North: Residential 12/16  
South: Residential 16  
East: Residential 12/16  
West: Residential 12/ Office and Institutional

Existing Use: The properties are currently vacant and wooded.

The City’s Land Use Plan locates these parcels within the Medium Density Residential land-use designation.

Residential – 12 (multi-family) is not a corresponding Zoning District in the Medium Density Residential land use designation. However, the City’s Comprehensive Land Use Plan supports higher zoning density for residential development with access to City water and sewer services or where plans exist to extend water or sewer service to these areas.

This is a conditional rezoning proposal to establish a townhome development to allow for 89 lots. The adjacent uses are Garden Walk Subdivision, The Commons Subdivision, Freedom Baptist Church, Liberty Pentecostal Holiness Church,



Country View Apartments, Kingston Place and Brookdale Senior Living Facility. The parcels have direct frontage on Country Day Rd. The proposed development will have direct access on Country Day Rd. and Ashley Ave.

TRC REVIEW: Staff has distributed this proposed conditional rezoning to City Engineering, Public Utilities, Seymour Johnson Air Force Base and NCDOT. There are no comments at this time, based off the concept design. If approved, this will require Site Plan submittal and will undergo TRC Review.

Staff is recommending approval of the conditional rezoning request based on the fact that this development would not be out of character with the overall residential use of the surrounding area. This development would aid in satisfying a growing demand for housing in the City of Goldsboro. The availability of water and sewer does support a higher density development.

Staff is recommending the following conditions be placed upon this conditional rezoning request:

- Two primary means of access shall be provided to the proposed townhome development. (1) off Country Day Rd. (State Road 1569) and (2) Ashley Ave. (City Street)

The City of Goldsboro Planning Commission met on September 25, 2023, to review and make a recommendation regarding the rezoning request to include staff conditions. The Planning Commission voted 6 in favor and 0 against.

Council shall vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the consistency statement, or council shall vote to deny with the inclusion of the Inconsistency statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Mayor Ham opened the Public Hearing and the following people spoke:

1. Jodie Woolard, Garden Walk, spoke in opposition of the proposed rezoning.
2. Johnny Holland, Whitney Place, spoke in opposition of the proposed rezoning.
3. Sharon Herring, Wayne Country Day Road, spoke in opposition of the proposed rezoning.
4. Richard Woodard, Wayne Country Day Road, spoke in opposition of the proposed rezoning.
5. Aurora Lewis, Ashley Avenue, spoke in opposition of the proposed rezoning.
6. Gaston Lewis, Aurora Lane, spoke in opposition of the proposed rezoning.
7. Chuck Henry, Whitney Place, spoke in opposition of the proposed rezoning.
8. Barbara Swisher, Ashley Avenue, spoke in opposition of the proposed rezoning.
9. John Thomas, Thomas Engineering, spoke in favor of the proposed rezoning.

Council discussed turn lanes, traffic and future plans of the NC DOT.

10. Steven Kornegay, Garden Walk, spoke in opposition of the proposed rezoning.
11. Anthony Lewis, Ashley Avenue, spoke in opposition of the proposed rezoning.
12. Alice Sladick, Ashley Avenue, spoke in opposition of the proposed rezoning.
13. Phyllis Merritt James spoke regarding housing density, safety and further research.

No one else spoke.

Councilman Batts made a motion to continue the public hearing until the 16<sup>th</sup> of October. The motion was seconded by Councilman Gaylor.

Mayor Pro Tem Matthews asked if the recommendations are made will it provide easements. Mr. Talton discussed the traffic and the concerns of the public.

Council discussed the continuance of the public hearing with City Attorney Lawrence.

Councilman Batts made a motion to continue the public hearing until the 6<sup>th</sup> of November. The motion was seconded by Councilman Gaylor and passed unanimously.

**Public Comment Period.** Mayor Ham opened the public comment period. The following people spoke:

1. Tenisha Saylor shared comments regarding future plans for housing.
2. Phyllis Merritt James shared concerns regarding the CAPER report.
3. Rodney Robinson shared concerns regarding communication with the Mayor and homelessness.

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

**Consent Agenda – Approved as Recommended.** City Manager Salmon 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. Councilman Batts moved the items on the Consent Agenda, Items E - Q approved as recommended by the City Manager and staff. The motion was seconded by Councilman Gaylor and a roll call vote resulted in all members voting in favor of the motion.



The items on the Consent Agenda were as follows:

**Contract Award for 2023 Resurfacing Project - Formal Bid No. 2023-002. *Resolution Adopted.*** The item was presented by Jonathan Perry, Engineering Services Manager. On Thursday, August 31, 2023, a bid opening was held for the 2023 Resurfacing Project. Three bids were received and opened.

Daniels Inc. of Garner, NC submitted the low bid for the 2023 Resurfacing Project for a total cost of \$278,150.95. The bids received for this project are tabulated as follows:

Name of Bidder	Amount of Bid
Daniels Inc. of Garner, NC Garner, NC	\$278,150.95
Barnhill Contracting Company Rocky Mount, NC	\$283,288.20
S.T. Wooten Corporation Wilson, NC	\$433,746.00

The proposed work consists of approximately 6885 square yards of mill asphalt 1.5” deep; approximately 6885 square yards of S9.5A asphalt surface course; approximately 2370 square yards of full depth patching.

The bids for this project have been reviewed by the Engineering Department, checked for accuracy, and found to be in order.

We have reviewed the financing of this project with the Finance Director and determined the proposed funding as outlined below:

- \$66,485.04 left over from street bond.
- \$57,000.00 allocated from state grant.
- \$154,665.91 coming from fund balance.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to execute a contract in the amount of \$278,150.95 with Daniels Inc. of Garner, NC for the 2023 Resurfacing Project. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-66 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR 2023 RESURFACING PROJECT FORMAL BID NO. 2023-002”*

**Contract Award for Lead and Copper Inventory Project Formal Bid No. 2023-001. *Resolution Adopted.*** The item was presented by Jonathan Perry, Engineering Services Manager.

On Thursday, August 31, 2023, a bid opening was held for the Lead and Copper Inventory Project. Only one bid was received, and the project was scheduled for re-bid.

Two bids were received at the second bid opening held on Tuesday, September 19, 2023.

Duke’s Root Control, Inc. submitted the low bid for the Lead and Copper Inventory Project for a total cost of \$2,037,500. The bids received for this project are tabulated as follows:

Name of Bidder	Amount of Bid
Duke’s Root Control, Inc. Elgin, Illinois	\$2,037,500.00
Performance Contracting, Inc. Knoxville, TN	\$3,091,323.47

The proposed work consists of approximately 7,000 visual inspections at the meter for public owned and private owned water services; digging up approximately 3,000 public owned and private owned water services; approximately 50 cubic yards of concrete sidewalk repair; approximately 50 tons of asphalt repair; and approximately 50 linear feet of curb and gutter.

The bids for this project have been reviewed by the Engineering Department, checked for accuracy, and found to be in order.

We have reviewed the financing of this project with the Finance Director and determined the proposed funding as outlined below:

- \$1,982,440 is allocated in the FY23-24 Budget.

- The remaining \$55,060 shall be allocated by budget amendment.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to execute a contract in the amount of \$2,037,500 with Duke’s Root Control, Inc. of Elgin, Illinois for the Lead and Copper Inventory Project. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-67 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR LEAD AND COPPER INVENTORY PROJECT FORMAL BID NO. 2023-001”*

**Operating Budget Amendment FY23-24. Ordinance Adopted.** The item was presented by Catherine Gwynn, Finance Director.

Council adopted the FY23-24 annual operating budget on June 20, 2023.

Non-Profit Services – Rebuilding Broken Places (General Fund)

On July 17, 2023, City Council agreed to allow Rebuilding Broken Places to submit their financial statement audit in August, and when received would be amenable to funding the FY23 appropriation for services as a fund balance appropriation in FY24.

Rebuilding Broken Places has submitted the requested audit and satisfied the requirements for funding. At this time, it is necessary to appropriate the expenditures for the service contract in the amount of \$13,616. This will be funded with an appropriation of fund balance in the General Fund.

Lead and Copper Project Funding – Utility Fund

City Council authorized the appropriation of \$1,982,440.00 as a transfer to the capital project (Lead and Copper Inventory) in the FY24 adopted budget. At this time the project has been bid, and the cost will be \$2,037,500.00 resulting in a shortfall of \$55,060.00. In order to award the contract, it is necessary to appropriate an additional transfer to the capital project in the amount of \$55,060.00. This will be funded with an appropriation of fund balance in the Utility Fund.

It was recommended that Council adopt the following entitled ordinance to amend the FY23-24 Operating Budget for the General Fund and Utility Fund. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*ORDINANCE NO. 2023-54”AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2023-24 FISCAL YEAR”*

**Establishing a Grant Project Fund Ordinance – Lead and Copper Capital Project Fund (W1114). Ordinance Adopted.** The item was presented by Catherine Gwynn, Finance Director.

The Environmental Protection Agency (EPA) overhauled the 1991 Lead and Copper Rule and issued the final Lead and Copper Rule Revisions (LCRR) which went into effect December 16, 2021. All water systems must complete certain tasks before the October 16, 2024 deadline which includes developing an inventory of all service lines, including public-side and private-side materials, and making that publicly available.

The Engineering department issued a formal bid for the inventory of the public and private lines, and has requested Council award the bid to Duke’s Root Control for \$2,037,500.

It is necessary to appropriate the expenditures to create the lead and copper inventory for the City, and as allowed by N.C. General Statute §159-13.2, Project Ordinances, we recommend that this be established as a capital project ordinance. This was an unfunded federal mandate, so it will be funded entirely with a transfer from the Utility Fund which was included in the FY24 adopted operating budget.

It was recommended that the following entitled Grant Project Ordinance for the Lead and Copper Inventory Capital Project Fund (W1114) be adopted for \$2,037,500. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*ORDINANCE NO. 2023-55 “AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE LEAD AND COPPER INVENTORY PROJECT (W1114)”*

**Resolution to approve insurance broker agreement for FY25-FY27. Resolution Adopted.** The item was presented by Catherine Gwynn, Finance Director.

The City conducted an RFQ/RFP process December, 2020, and Arthur J. Gallagher was selected as the insurance broker to represent the City of Goldsboro. We requested a contract of three years which covered FY22-FY24, at a cost of \$45,000 per year for a total of \$135,000. The proposal was prepared such that we could extend the agreement as long as the City was satisfied with the performance of the broker.



Arthur J. Gallagher assists the City with procuring multiple coverages that hedge against peril and risk such as general liability, auto, property, crime, inland marine, law enforcement, employment practices, professional, umbrella, cyber liability, liquor, flood, drone and excess worker’s comp. The broker has assisted the City with preparing the lengthy insurance applications each year, and has done a good job assisting us in managing the various claims that we file each year. The broker provides resources to assist the City with risk assessment and mitigation such as consultants and training resources.

Keeping the continuity of the broker is important due to the complexity of the City’s operations, and number of claims. The broker is amenable to the same terms, and it is our recommendation to engage the broker for the term of FY25-FY27 at the same cost of \$45,000 per year.

It was recommended that Council approve the following entitled resolution to engage Arthur J. Gallagher Risk Management Services as the City’s insurance broker for FY25-FY27. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-68 “A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT FOR INSURANCE BROKERAGE SERVICES BETWEEN THE CITY OF GOLDSBORO AND ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES FOR THE FISCAL YEARS 2025 THROUGH 2027”*

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 305 Pearson Street to Melissa Bynum Gill. Resolution Adopted.** The item was presented by Catherine Gwynn, Finance Director.

Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

305 Pearson Street

Offeror: Melissa Bynum Gill  
Offer: \$4,330.00  
Bid Deposit: \$216.50  
Parcel #: 48993 Pin #: 2690902825  
Tax Value: \$4,330.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a cashier’s check.

It was recommended that Council accept or reject the offer for 305 Pearson Street and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-69 “RESOLUTION AUTHORIZING UPSET BID PROCESS”*

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 717 Devereaux Street. Resolution Adopted.** The item was presented by Catherine Gwynn, Finance Director.

Staff has received two offers to purchase city owned property. Council must either accept or reject one of the offers, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offers have been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

717 Devereaux Street

Offeror #1: Terrance A. Bynum  
Offer: \$3,700.00  
Bid Deposit: \$185.00

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a money order.

Offeror #2: Melissa Bynum Gill  
Offer: \$3,610.00  
Bid Deposit: \$180.00

The offer is at least 50% of the tax value of the property. The bid deposit is short by \$0.50 of the calculated 5%. It was received in the form of a cashier’s check.

Parcel #: 50151 Pin #: 3509014848

Planning has confirmed that this is a non-conforming lot however a single family residence may be constructed on the site if it meets the current Residential (R6) Zoning District building setbacks.

Staff recommends the Council accept the higher of the 2 offers in order to start the upset bid process.

It was recommended that Council accept or reject the offer for 717 Devereaux Street from Terrance A. Bynum and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-70 "RESOLUTION AUTHORIZING UPSET BID PROCESS"*

**Request Authorization to Purchase a New Automated Leaf Collection Truck. *Resolution Adopted.*** The item was presented by Rick Fletcher, Public Works Director.

The Solid Waste Division has five leaf collection trucks – year models 1999, 2006, 2007, 2010 & 2019. Due to the age and condition of the equipment, we experienced significant equipment downtime and delays during the previous leaf season. To help mitigate equipment concerns, the Solid Waste Division requested and received funding to purchase new leaf collection machines in FY 23 and FY 24.

A new leaf collection truck was ordered in August 2022 through Piedmont Truck Center, Inc. with an anticipated delivery in March 2023. Unfortunately, delivery has been delayed until January 2024 due to the unavailability of manufacturer parts.

The purchase of an automated leaf collection truck was authorized in the FY24 budget for \$300K. Fortunately, Carolina Industrial Equipment has several automated leaf collection trucks readily available to purchase for \$275K plus \$2K to cover NC highway use tax, tag and title fees. The representative confirmed they could deliver a truck within 7-10 business days of receiving the purchase order.

It was recommended that Council approve the purchase of the new automated leaf collection truck from Carolina Industrial Equipment, through the North Carolina Sheriff's Association, for \$277K. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-71 "RESOLUTION OF INTENT TO PURCHASE A NEW AUTOMATED LEAF TRUCK"*

**HOME-ARP Non-Congregate Shelter (NCS) Program Guidelines & RFP-Application. *Approved.*** The item was presented by Felecia Williams, Community Relations and Development Director.

The City has been allocated \$907,913 of HOME-ARP funds by the U.S. Department of Housing and Urban Development (HUD) to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.

HOME-ARP funds may be used to acquire, rehabilitate, or construct NCS units to serve individuals and families in the Qualifying Populations. Eligible costs include Acquisition, Demolition, Development Hard Costs, Related Soft Costs, and Replacement Reserve. HOME-ARP funds may not be used to pay ongoing costs of operating HOME-ARP NCS or to convert to NCS housing.

The Community Relations & Development department has developed a thorough and detailed program guide and RFP-Application pursuant to Notice CPD-21-10: Requirements for the Use of Funds in the HOME-ARP Program.

It was recommended that Council adopt the newly developed HOME-ARP Non-Congregate Shelter (NCS) Program Guidelines & RFP-Application. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

**2023 Fall Festival Vampire Masquerade – Temporary Street Closure. *Approved.*** The item was presented by Mike West, Police Chief.

Downtown Goldsboro / Downtown Development Corporation in partnership with Artistic Dance Academy will host the 2023 Fall Festival Vampire Masquerade event. The event is free, family-friendly, and open to the public.

The event will be on Saturday, October 28, 2023, from 5:00pm – 8:00pm on North Center Street, utilizing the Northbound Lane of the 200 block of North Center Street from Ash to Mulberry Street and the steps of City Hall. There will be a Downtown Halloween Contest and Vendor setup with children's activities and Food Trucks. The Downtown Goldsboro / Downtown Development Corporation is requesting the closure of the northbound lane of North Center Street from Ash to Mulberry Street from 4:30pm – 8:30pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, change in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.



It was recommended that Council grant the requested temporary closing of the northbound lane of North Center Street from Ash to Mulberry Street as stated above. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

**US Dept. of Justice: Edward Byrne Memorial Justice Assistance Grant (JAG) Formula Program: Local Solicitation. Resolution Adopted.** The item was presented by Mike West, Police Chief.

The Goldsboro Police Department has been awarded Federal grant funds from the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG). On August 21st, 2023, Council adopted a Resolution allowing the Goldsboro Police Department to apply for this grant. The grant was awarded on September 26th, 2023.

The grant was approved for the Goldsboro Police Department to purchase (4) four in-car camera systems and IFAK (individual first aid kits) in the amount of \$29,412.81 to record officer interactions with the public and first aid for actual or potential violence that threatens officer safety, and the Wayne County Sheriff was approved to purchase IFAK kits for their deputies in the amount of \$18,269.00.

It was recommended that the following entitled resolution be adopted authorizing the Goldsboro Police Department and Goldsboro City Manager to accept the award for the 2023 JAG funds in the amount of \$47,702.00 and authorize City officials to execute documents required for the award. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-72 “A RESOLUTION SUPPORTING THE 2023 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) APPLICATION”*

**Ratifying the Actions Taken Regarding 800 and 808 W. Grantham St. Resolution Adopted.** The item was presented by City Manager Salmon.

The City of Goldsboro owned property at 800 and 808 W. Grantham Street.

An offer to purchase the properties was made and the Finance Department brought an agenda item to the Council meeting on May 1, 2023 to accept or reject the initial bid and authorize Finance to advertise for upset bids for the property.

Council accepted the bid and authorized Finance to advertise for upset bids. Two Farms, Inc. was the winning bidder for the property and has started the process to purchase the property.

At the May 1, 2023 meeting, Council authorized the Mayor to execute the contract or deed. The Agreement was signed by the City Manager on June 27, 2023 and an Amendment to the Contract of Sale was signed by the City Manager on September 25, 2023.

A resolution is needed authorizing the City Manager to sign the agreement, and any amendments to such. Otherwise, the agreement must be revised with the mayor’s signature.

It was recommended that Council adopt a resolution authorizing the City Manager to be the signatory for all documents related to the sale of the properties at 800 and 808 West Grantham Street, Goldsboro, as approved by City Council at the May 1, 2023, meeting. The original agreement is attached as part of the agenda packet. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-73 “A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS RELATED TO THE SALE OF THE PROPERTIES AT 800 AND 808 W. GRANTHAM ST.”*

**Advisory Board and Commission Appointments. Resolutions Adopted.** The item was presented by Laura Getz, City Clerk.

Citizen involvement is vital to the performance of City government. There are currently several vacancies on Advisory Boards and Commissions. It is necessary that additional appointments be made to fill these vacancies.

Recommendations for appointments were requested from the respective Boards and Commissions. Applications were also solicited from the public.

The City Council met during the Work Session on September 18, 2023, to review vacancies and applications received to fill the current vacancies. With these appointments, one position on the Recreation Advisory Commission, one position on the Mayor’s Committee for Persons with Disabilities, and one alternate position on the Historic District Commission remains.

It was recommended that Council adopt the following entitled Resolutions appointing members to various Advisory Boards and Commissions in the City of Goldsboro, and commending individuals who have served on Advisory Boards and Commissions of the City of Goldsboro. Consent Agenda Approval. Batts/Gaylor (6 Ayes)

*RESOLUTION NO. 2023-74 “RESOLUTION APPOINTING MEMBERS TO ADVISORY BOARDS AND COMMISSIONS”*

*RESOLUTION NO. 2023-75 “RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON ADVISORY BOARDS AND COMMISSIONS OF THE CITY OF GOLDSBORO”*

**City Manager’s Report.**

City Manager Tim Salmon shared the following: at the next meeting, the FY21-22 Annual Comprehensive Financial Report from FORVIS will be presented; the Financial Update on FY22-23 will be presented by the Finance Director; and we should be addressing an ordinance amending Chapter 53.17 for voluntary annexation. On November 6, there will be a report on the public safety complex repairs, our water reclamation facility expansion and the flood print project from North Carolina State University consultants.

**Ceremonial Documents.**

**Breast Cancer Awareness Month Proclamation.** Read by Mayor Pro Tem Matthews: The Goldsboro City Council proclaimed October 2023 as BREAST CANCER AWARENESS MONTH in the City of Goldsboro, and urged our fellow citizens to become aware of the impact that breast cancer has on our community, and to support the fight against breast cancer so that we may one day defeat this terrible disease.

**Safety First on Halloween Proclamation.** Read by Councilman Gaylor: The Goldsboro City Council proclaimed SAFETY FIRST ON HALLOWEEN and encouraged all citizens of Goldsboro to promote and observe the following safety guidelines:

- Parents are asked to supervise the Halloween Trick or Treat activities of their children and to ensure that Trick or Treat activities are limited to children under the age of 16 years.
- Trick or Treat hours will be observed from 6:00 p.m. to 8:00 p.m. on Tuesday, October 31, 2023.
- Residents who wish to participate in Trick or Treat are asked to leave a porch light, or other outdoor light, on during these hours.
- Parents are asked to explain to children that homes with no outdoor light are not participating in Trick or Treat and that these homes should be passed up during these activities.
- It is also recommended for the safety of our children that parental supervision be extended to include insistence that children do not consume any "treats" until closely examined by their parents. Parents should follow the rule "if in doubt - throw it out" where evidence of tampering with packaging or surfaces of consumable product exists.

These guidelines are set forth in the hope that all citizens of Goldsboro will enjoy a happy, safe, and orderly Halloween.

**Resolution Expressing Appreciation for Services Rendered by Julie A. Ryan as an Employee of the City of Goldsboro for More Than 27 Years. Resolution Adopted.** Julie A. Ryan retired on October 1, 2023 as a Police Records Technician, with more than 27 years of service with the Goldsboro Police Department. Julie began her career on February 14, 1996 as a Public Records Clerk with the Goldsboro Police Department. On July 1, 2016, Julie’s title was changed to Police Records Technician with the Goldsboro Police Department, where she has served until her retirement. Julie has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Julie their deep appreciation and gratitude for the service rendered by her to the City over the years and express to Julie our very best wishes for success, happiness, prosperity, and good health in her future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 2nd day of October, 2023.

Councilman Broadway made a motion to adopt the following entitled retirement resolution. The motion was seconded by Councilwoman Jones and unanimously carried.

*RESOLUTION NO. 2023-76 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JULIE A. RYAN AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 27 YEARS”*

**Mayor and Councilmembers’ Comments.**

Councilman Jones shared the following comments: Well, I am just very excited. One of my items is safety, one of my concerns is safety and safety extended beyond crime is very important as well and so I am very excited to see the sidewalk going up for the residents of West Haven. I am so excited to see that and there's some other sidewalks going up as well.

Councilman Broadway shared the following comments: I want to thank again Doug McGrath for his four years of service. He has done a yeoman’s job and has really helped the city. The last thing is just ask everybody to vote for goodness sakes. Go out and vote, that's so important and I think we have less than 1,000 people that voted so far which is criminal in our day and time. We’ve got to vote.

Mayor Pro Tem Matthews shared the following comments: Thank you, Councilman Broadway because I was definitely going to say the same thing, so I echo that. But really want to encourage men and women to do their due diligence and self-checking as it relates to breast cancer. As someone who received a scare at the age of 31, going to Wayne Radiology to check lumps that were found in my breast by my doctor. A lot of reports and organizations say you don't even have to check before



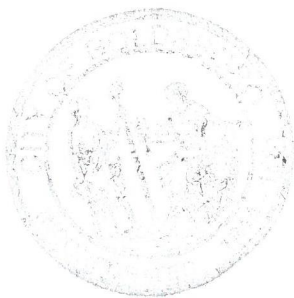
the age of 40. I'm telling you that it's okay to go ahead and start checking. There are so many resources online that shows you how to do that and then where you can go to seek help, so I did want to share that and encourage both men and women because it's not just a disease that affects women. The ROCC Foundation, Mr. Rodney Robinson just came up and I wanted to share his organization with you guys. ROCC is ROCC Foundation Inc, and you can find them on Facebook, so make sure you connect with him. He does some amazing things in the community, so thank you for what you do, Rodney.

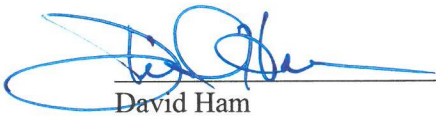
Councilman Gaylor shared the following comments: I'll also start about pointing out Rodney and ROCC Foundation and what they're doing. Look it up on Facebook for sure. The same day as Freedom Fest, they had a very rainy, very wet, community day that was very well attended and very well supported and you're right, it's just going to take an all-hands approach, there's absolutely no doubt. I also wanted to touch briefly and I'll be somewhat brief, somewhat, about economic development and how these things have to come together and how the relationship between the City and the County and the Development Alliance and the Eastern Region all have to play together in concert. We've seen the comments from commissioner meetings and obviously I have no intention of addressing each one of those, but what I will say is that we are all supposed to be playing from the same sheet of music, the same plan and the same hopes and expectations of pieces of options and opportunities around the city and around the county and the only way that we are going to make a concerted impact on 25% of our population in the city needing SNAP benefits is by providing more job options, more economic mobility options, more housing options. It's got to be a single sheet of music. I'm not trying to belabor any points tonight but it needs to be reiterated that we have some phenomenal options here in Goldsboro, we have some phenomenal tools here in Goldsboro and we simply got to make sure that we're not throwing each other under the bus, that we're not looking for scapegoats, that we're leaving the egos outside of conversations, and that we're focused on making sure all the information gets to the right parties, at the right time, so we can actually do things effectively.

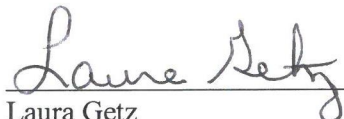
Councilman Batts had no comment.

Mayor Ham shared the following comments: I'm just going to make one subject tonight of my comments and that is voting. It's already been mentioned here, the low turnout. That is expected quite frankly when you have an off-year election like we do, but that's no reason why you shouldn't go out and vote. We have some very important issues coming before this city as we move forward. We're in a period where we're seeing development happen and the future leaders of this city that will be sitting around this dais here come Monday night on the 5th of December, will take charge and you need to go out, citizens of Goldsboro and vote. We are in the primary now, not the not the general election, that will come in November, but still, there's a few more days for you to go out and vote in the primary and I encourage you to do so.

There being no further business, Mayor Ham adjourned the meeting at 8:52 p.m.



  
David Ham  
Mayor

  
Laura Getz  
City Clerk

# WAYNE COUNTY BOARD OF COMMISSIONERS



**WAYNECOUNTY**  
NORTH CAROLINA

Ph: (919) 731-1435  
Fax: (919) 731-1446

September 29, 2023

Mr. Kenny Talton  
Planning Director  
City of Goldsboro  
PO Drawer A  
Goldsboro, NC 27530

RE: Rezoning Proposal; Z-13-23 Harry and Mollie, LLC c/o Bob Ivey

Mr. Talton:

I am writing in response to your September 26, 2023 email requesting Wayne County's official position regarding Rezoning Proposal Z-13-23. The proposed rezoning would change the property owned by Harry & Mollie, LLC from IBP-1 to GB. As you are aware, Wayne County owns several adjoining parcels which make up the ParkEast Industrial Park. Wayne County opposes the rezoning of this property from IBP-1 to GB.

The County has several ongoing projects in ParkEast. These efforts are in conjunction with the Wayne County Development Alliance (WCDA) and the North Carolina Global TransPark Economic Development Region (NCGTPEDR). The status of these projects is as follows:

- ParkEast Lot 8; Hosokawa Custom Processing Services LLC (PIN: 3529210269): Wayne County, the City of Goldsboro, and the NC Department of Commerce provided economic development incentives to the company in exchange for 16 jobs and \$6,335,169 in capital improvements. The company offers custom processing for chemicals, minerals, polymers, and plastics. The County finalized the sale of the property in August 2022 and Hosokawa opened in the Spring of 2023.
- ParkEast Lot 18; Select Genetics (PIN: 3528194974): Wayne County and the NC Department of Commerce announced economic development incentives to Select Genetics in the Spring of 2023. The company will construct a state-of-the-art turkey hatchery on Lot 18, will create 39 jobs, and make \$36,000,000 in capital improvements. The County is currently finalizing the sale of the property and expects to close in the coming months.



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- Wayne County/WCDA Shell Building Partnership (PIN: 3519915801): WCDA and the County are currently overseeing construction of 50,000 square feet and 30,000 square feet shell buildings on the parcel. The parties anticipate the buildings to be completed by the end of 2023. WCDA is actively marketing the shell buildings to numerous industries. Wayne County has committed \$4,398,894 to the project with WCDA obligating an additional \$600,000.
- Ivey Drive Project: ST Wooten began construction on future Ivey Drive in early September of this year with completion anticipated in the Spring of 2024. Once completed, the road will provide secondary access to ParkEast. The lack of secondary access to the park has been a significant barrier to recruitment. The project consists of approximately \$475,000 from Wayne County, \$400,000 from NC DOT, and additional grant funding from NC Department of Commerce, the Golden LEAF Foundation, and Duke Energy.
- ParkEast Lots 7 and 9 (PINs: 3529211787 & 3529200615): The County and NCGTPEDR are currently marketing these two lots and have received numerous inquiries. Recruitment continues and the Count is optimistic that industries will be secured in the coming months.

The above projects have resulted in job creation in Wayne County and a significant increase in the tax base for both Wayne County and the City of Goldsboro.

The City's Comprehensive Land Use Plan designates ParkEast as Industrial (Page 7-2, Map 38). A substantial reason for the park's success has been the industrial designation within the City's Land Use Plan and the accompanying zoning protections afforded to the park as a result. The park's development plan and recruitment strategy centers around what properties may be developed around the park in the future. Section 7(B)(3) of the City of Goldsboro's existing Comprehensive Plan entitled "Industries" states:

"All of the industrial areas indicated on the Land Use Plan should be buffered with either Office/Institutional/High Density Residential or Conservation land uses. Buffering should be provided to help prevent land use conflicts between industrial development and neighboring land uses. The width of the buffer should be based on the type or industry and its potential to create compatibility problems. The objective is not to acquire land to be utilized as buffer areas, but rather to encourage industries to incorporate adequate buffers into their development plans. The buffer areas indicated on the future land use map should be established as development or redevelopment occurs". Section 7(B)(3), Goldsboro Urbanized Area Comprehensive Plan

Furthermore, NCGS §160D-701 states that "Zoning regulation[s] shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare". North Carolina law mandates that any rezoning considered by the City Council with respect to ParkEast be done in such a way to comply with the City's Land Use Plan. The permitted uses for GB contained in the Goldsboro UDO contain a wide array of Residential and Business-Personal Services which are inconsistent with industrial buffering requirements contained in the Land Use Plan. Some of the problematic GB uses include but are not limited to: duplexes, residential care facilities (full time convalescent/attendant nursing/rehabilitation care), modular

housing, single family housing, special population housing, and daycares. The business activities in ParkEast consist of chemical processing, manufacturing, commercial shipping and a future hatchery. These industrial activities would not be compatible with many of the GB permitted uses and would result in conflict between industry and neighboring GB landowners. The Land Use buffering requirements exist to avoid such conflict. The rezoning request from IBP-1 to GB must therefore be denied under Chapter 160D of the North Carolina General Statutes as it is inconsistent with the City's Land Use Plan.

The successful economic development projects outlined above are a result of the City's adherence to its Land Use Plan, specifically with respect to rezoning requests for properties affecting existing industries. The County has complied with all planning requests from the City of Goldsboro in the development of ParkEast and strictly adhered to the City's UDO. The approval of the Harry and Mollie, LLC rezoning request from IBP-1 to GB would jeopardize current and future projects in ParkEast.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Aycock". The signature is fluid and cursive, with the first name being more prominent.

Barbara Aycock  
Chairwoman

CC: Wayne County Board of Commissioners



Donna Phillips, MBA  
Sr Economic Development Manager  
1614 Pelham Road  
Winterville, NC 28590

October 2, 2023

Wayne Development Alliance  
218 East Walnut Street  
Goldsboro, NC 27530

Subject: Electric Service –ParkEast Industrial Park- Brunswick County

To Whom it May Concern:

Thank you for the opportunity to provide support for ParkEast Industrial Park, Wayne County, North Carolina as a premier site for large scale electric usage. At Duke Energy, we are committed to delivering affordable, reliable, and cleaner energy while protecting the environment.

ParkEast is wholly within Duke Energy's service territory and is has critical large capacity of electricity to serve industrial clients that are looking at Eastern NC. This site is served from the New Hope 115kV substation and the Goldsboro 115 Switching Station. The existing electrical infrastructure also includes two distribution lines and as well two transmission lines. This type of infrastructure is designed for industrial customers.

In addition to the unique electrical infrastructure, Duke Energy has invested in this site through our Carolina's Investment Fund grant that helps communities prepare in recruiting industrial customers. ParkEast is unique in that it is one of the few sites in Eastern NC that can handle large electric loads and we have submitted this site over 30 times this year alone to prospective customers.

Please accept this letter as our commitment to the recruitment of industrial customers to this site. Please do not hesitate to call me if I can be of any further assistance at 252-814-3657.

Sincerely,

A handwritten signature in cursive script that reads "Donna Phillips".

Donna Phillips, MBA  
Senior Economic Development Manager  
North Carolina Economic Development



RECEIVED

OCT 02 2023



Mr. Kenny Talton  
Planning Director  
City of Goldsboro  
PO Drawer A  
Goldsboro, NC 27530

RE: Rezoning Proposal; Z-13-23 Harry and Mollie, Inc. c/o Bob Ivey

Mr. Talton:

The Wayne County Development Alliance (WCDA) is an advocate for sustainable development and economic stability for the citizens of Wayne County and the municipalities within. WCDA opposes the rezoning of property owned by Harry & Mollie, LLC from IBP-1 to GB. As you are aware WCDA owns property in ParkEast with significant investment as a partner constructing two industrial shell buildings.

While promoting commercial activity is undoubtedly valuable for growth, it is crucial that we carefully consider the potential ramifications such a rezoning decision may have on our existing industries. We believe the City of Goldsboro staff understands how vital maintaining a healthy balance between industry and commerce truly is, as is evident in the Comprehensive Plan. The City's plan designates ParkEast as Industrial (Page 7-2, Map 38). A substantial reason for the park's success has been the industrial designation within the City's plan and the accompanying zoning protections afforded to the park as a result. We would also like to point out that the City's Comprehensive Plan gives an overview of ParkEast and plainly indicates it is only one of two Industrial Parks in the County and the only one in the Goldsboro Urbanized Area (Page 3-32).

Furthermore, NCGS §160D-701 states that "Zoning regulation[s] shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare". North Carolina law mandates that any rezoning considered by City Council with respect to ParkEast be done in such a way to comply with the City's Comprehensive Plan. By preserving dedicated industrial zones, we can safeguard jobs, foster innovation, and sustain long-standing businesses that form the backbone of our local economy.

Allow us to share some key concerns opposing this rezoning request:

1. Negative Impact on Existing Industries: Rezoning industrial land risks introducing incompatible activities or increased competition within these areas. This could disrupt established businesses' operations and jeopardize their ability to thrive.

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**Environmental Considerations:** The proposed change may lead to heightened traffic congestion, noise pollution, air pollution levels or inadequate waste disposal systems—factors detrimental not only for industry but also for nearby communities where people live and work.

2. **Infrastructure Considerations:** The proposed change would reduce the available industrial land having access to rail, water, sewer, natural gas, and electrical capacities that are only seen in three industrial parks in North Carolina's Southeast Region. Building new electrical capacity alone is not only costly but would take years.
3. **Economic Consequences:** Encroachment from general business activities into designated industrial zones might result in job losses if companies face challenges coexisting with new ventures less compatible with their operations.
4. **Community Disruption:** Altering zoning classifications may bring about changes impacting residents' quality of life through increased noise levels, altered aesthetics or property value fluctuations—all factors requiring careful consideration.

We believe the County and landowners who signed the Wayne County Industrial & Business Park Protective Covenants understood these issues as recorded in Book 1309 Page 878 in the Wayne County Register of Deeds. Article II: Goal of Development states, "The goal in the development of the Park is the creation of a harmonious development which will preserve and enhance long term property values and which will provide a pleasant and productive working environment for manufacturing, warehousing, distribution, office operations, and commercial and business development in the area designated "Commercial Area." To achieve this goal, the Park shall be improved with attractive, well-spaced buildings that are properly constructed, durable and easily maintained. The Protective Covenants are established and promulgated in the interest, of promoting this goal in a manner that encourages planning and design consistent with this goal."

We believe the Goldsboro City Council should do exactly what the Comprehensive Plan states, "...establish and protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale. These areas should have excellent transportation access (or potential access) and available infrastructure including water, sewer, and gas. These areas may be individual industrial sites or integrated industrial parks." (Page 7-5). Anything less than denying this request would be a failure to protect industrial areas.

In light of these concerns, we kindly request careful consideration be given to the intricate balance between industry and commerce. This balance is crucial in shaping a sustainable future for our community. Preserving industrial land while still fostering responsible growth is not an easy task, but together we can find a way forward that benefits existing industries, recruitment of new industry, and broader economic development efforts. We genuinely appreciate your time and consideration on this matter.

Sincerely,  
  


Neal Benton  
Chairman

CC: Wayne County Development Alliance Board of Directors

# Sport Durst

Automotive Group



10/2/2023

Dear Goldsboro City Council:

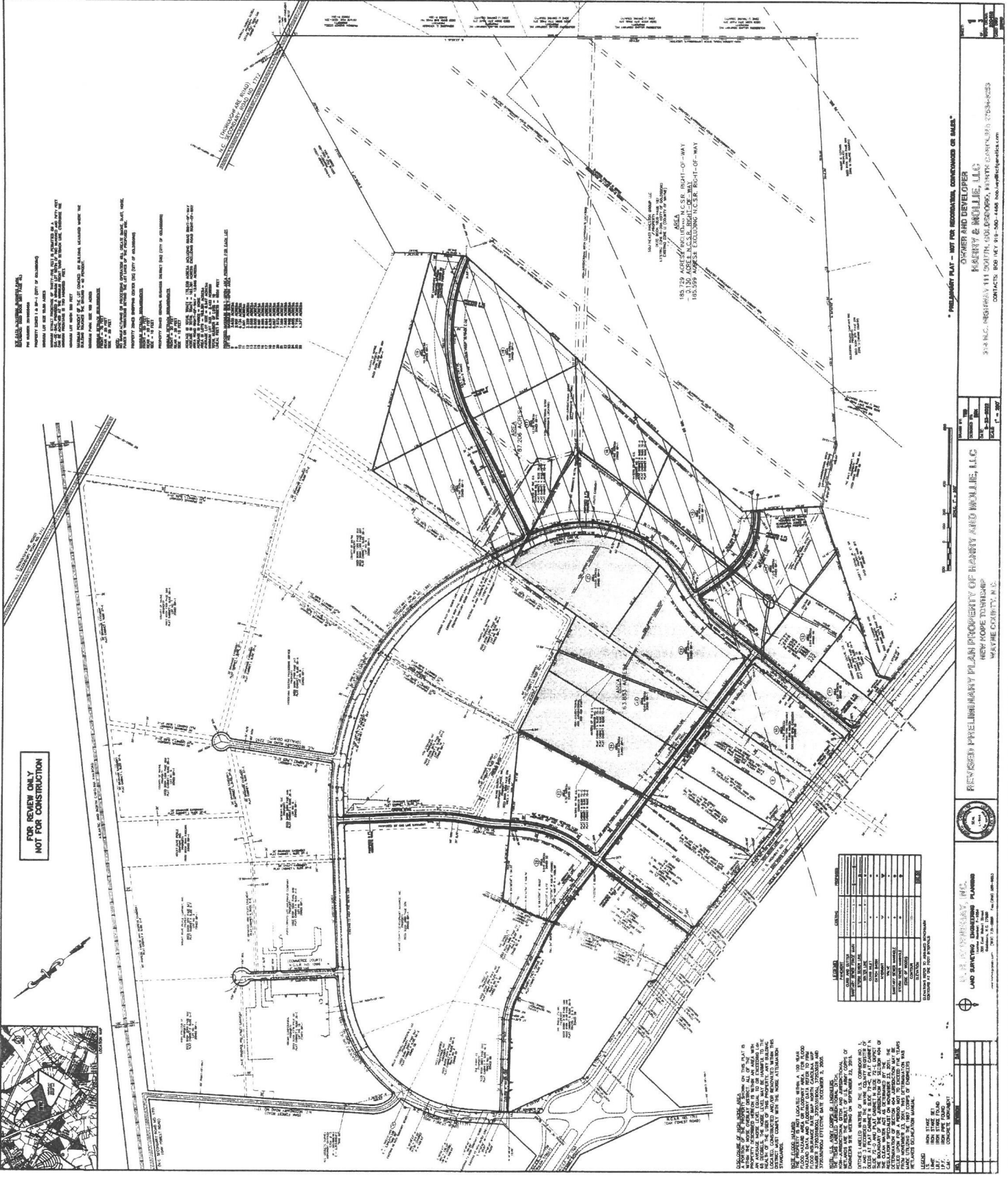
It has come to our attention that Harry Mollie, LLC's pending change of zoning request from General Business and Industrial Business to the General Business Zoning District is being met with opposition. Please know that our future development plans hinge on this request being granted. If this is not granted, it will negatively affect our future plans in Wayne County and the City of Goldsboro and our ability to build dealerships in the area. Please grant their request so that Harry Mollie and Sport Durst can continue to increase the tax base for Goldsboro and Wayne County.

Thank you,

Wayne DuBois

Vice President Sport Durst Automotive Group





FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

OWNER AND DEVELOPER  
HANRY & MOLLIE, LLC  
111 SOUTH COLORED, PIONEER CONCEPTS, 111-111  
CONTACT: 800.951.500-1400, hnm@hnmllc.com

PRELIMINARY PLAN PROPERTY OF HANRY & MOLLIE, LLC  
111 SOUTH COLORED, PIONEER CONCEPTS, 111-111  
DATE: 1-1-2017  
SCALE: 1" = 100"

LEGEND  
1. 111 SOUTH COLORED, PIONEER CONCEPTS, 111-111  
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