



AGENDA
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
CITY OF GOLDSBORO
COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET
JANUARY 22, 2018



(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)

- I. ADOPTION OF THE AGENDA**
- II. WORK SESSION–5:30 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**
OLD BUSINESS

NEW BUSINESS
 - a. SJAFB Commercial Refuse IGSA Discussion (Public Works) *Attachment Included
 - b. Hardware to Enhance the City’s Network (Finance) *Attachment Included
- III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.**
Invocation (Pastor DJ Coles, Seymour Johnson AFB Chapel)
Pledge to the Flag
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES (*Motion/Second)**
 - A.1 Minutes of the Work Session and Regular Meeting of November 6, 2017
 - A.2 Minutes of the Work Session and Regular Meeting of November 20, 2017
- VI. PRESENTATIONS**
 - B. Wayne County Museum- Jennifer Kuykendall, Executive Director
 - C. Golden STAR Award Recipients (Human Resources)
- VII. PUBLIC HEARINGS**
 - D. Z-1-18 Timothy Haithcock – West side of Glenwood Trail between East Ash Street and Elm Street (Planning)**PLANNING COMMISSION EXCUSED**
- VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)**
- IX. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)**
 - E. Sale of Real Property, Tax ID #3509-67-6318, 1501 Edgerton Street as recorded in the Wayne County Registry (Finance)
 - F. NCDOT Acquisition of Right-of-Way-Patetown-Station 3 (City Manager)
 - G. Departmental Monthly Reports
- X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)**
 - H. Amendment to Goldsboro’s Code of Ordinances Title V- Public Utilities, Chapter 54: Stormwater Management Utility (Public Works)
 - I. Site and Landscape Plan – Car Wash (J. L. Gurley)
- XI. CITY MANAGER’S REPORT**
- XII. CITY ATTORNEY’S REPORT AND RECOMMENDATIONS**
- XIII. MAYOR AND COUNCILMEMBERS’ REPORTS AND RECOMMENDATIONS**
 - J. Black History Month Proclamation
- XIV. CLOSED SESSION**
- XV. ADJOURN**

Potential SJAFB Commercial Refuse Support Agreement

Talking Points

22 Jan 2018

- Engaged with SJAFB Civil Engineers to discuss the potential for the City to assume commercial refuse collections on base
- New community partnership program – Intergovernmental Support Agreement (IGSA)
 - 5 to 10 year agreement with intent to continue in perpetuity – starting in October 2018
 - Will include protection clause for the City in lieu of early termination to cover start-up costs
- Personnel - will need to hire one new Front Loader operator
 - All other labor requirements can be accomplished with current personnel
- Equipment – initial investment will be approximately \$800K
 - Front Loader, Rear Loader, Roll-Off Truck, 126 Dumpsters, 200 (96-Gallon) Containers & Roll-Offs
 - Potential to purchase dumpsters from current contractor and reduce start-up costs
 - Cost and revenue projections below are all inclusive – account for loan interest, operational costs, fuel costs, administration costs and overhead costs
- Loan will be amortized over the first five years of the agreement
- Must provide a non-binding Letter of Intent to move forward with discussions

Projected Annual Cost & Revenue Breakdown

| <i>Years 1 thru 5 -- Includes ALL Equipment Loans</i> | | | |
|------------------------------------------------------------|---------------------|--------------------------------------|--|
| Line Item | Cost | | |
| Labor | \$52,161.30 | | |
| Equipment | \$141,447.20 | 5-Year Pay-off | |
| Dumpsters | \$26,469.80 | 5-Year Pay-off | |
| Fuel | \$12,702.00 | | |
| Total Annual Cost | \$232,780.30 | | |
| Annual Revenue | \$246,994.17 | | |
| Revenue Source Over Expenditures | \$14,213.87 | Plus Equipment | |
| <i>Years 6 thru 10 -- All Equipment Loans Paid in Full</i> | | | |
| Labor | \$52,161.30 | | |
| Equipment | \$13,702.00 | Loan Paid Off/Operational Costs Only | |
| Dumpsters | \$0.00 | Loan Paid Off | |
| Fuel | \$12,702.00 | | |
| Total Annual Cost | \$78,565.30 | | |
| Annual Revenue | \$246,994.17 | | |
| Revenue Source Over Expenditures | \$168,428.87 | | |

Average Annual Revenue Source

over Expenditures for 10 Yr Period \$91,321.3710 Year Total \$913,213.71 Plus Equipment

HARDWARE TO ENHANCE THE CITY'S NETWORK

| | |
|------------------------------------------------------|---------------|
| 1. 90 MDT Laptops for the Police and Fire Vehicles | \$ 360,000 |
| 2. Storage for City Network | 60,000 |
| 3. 2 Servers to Host Virtual Environment | 10,000 |
| 4. 40 Network Upgrades for all City Facilities | 350,000 |
| 5. Phone System Upgrade | 30,000 |
| 6. 20 UPS units for all wiring closets within City | 6,000 |
| 7. 2 Large Format Plotters/Printers for Bldg. Maint. | 18,000 |
| 8. Upgrade Security Systems for City Facilities | <u>16,000</u> |
| Total | \$ 850,000 |

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
NOVEMBER 6, 2017

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 November 6, 2017 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bevan Foster
Councilmember Antonio Williams
Councilmember Bill Broadway
Councilmember Mark Stevens
Councilmember David Ham
Councilmember Gene Aycock
Jim Womble, Attorney
Scott Stevens, City Manager
Melissa Corser, City Clerk
Randy Guthrie, Assistant City Manager
Octavius Murphy, Assistant to the City Manager
Jimmy Rowe, Planning Director
Jennifer Collins, Assistant Planning Director
Kaye Scott, Finance Director
Mike Wagner, Deputy Public Works Director - Utilities
Rick Fletcher, Public Works Director
Mike West, Police Chief
Rosie Wagner, CALEA Accreditation Manager
Bernadette Carter-Dove, HR Director
Gary Whaley, Fire Chief
James Farfour, Assistant Fire Chief
Scott Williams, IT Director
Shycole Simpson-Carter, Community Relations Director
Scott Barnard, Parks & Recreation Director
Felicia Brown, Assistant Parks & Recreation Director
Julie Metz, DGDC Director
Allen Anderson, Chief Building Inspector
Marty Anderson, City Engineer
Rochelle Moore, Goldsboro News-Argus (arrived at 5:04 p.m.)
Ken Conners, News Director-Curtis Media Group East
Carl Martin, Citizen
Lonnie Casey, Citizen
Bobby Mathis, Citizen
Della Mathis, Citizen
Shirley Edwards, Citizen
Yvonnia Moore, Citizen
DR Halliday, Citizen (arrived at 6:26 p.m.)

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

Adoption of the Agenda. Mayor Allen asked that Council consider removing Item G. Historic Properties Donation from the agenda. Councilmember Ham made a motion to remove Item G. Historic Properties Donation from the agenda and adopt the agenda. The motion was seconded by Councilmember Stevens. Mayor Allen, Councilmembers Broadway, Stevens, Ham and Aycock voted in favor of the motion. Mayor Pro Tem Foster and Councilmember Williams voted against the motion.

Invocation. The invocation was provided by Chief Whaley.

FY 2017-18 First Quarter Financial Update. Ms. Kaye Scott shared the following information:

General Fund Collections
(Comparison to 1st Quarter 2016)

| | | 2017 | 2016 | Difference |
|----|---------------------|---------------------|---------------------|---------------------|
| 1 | Taxes | \$ 1,984,964 | \$ 538,809 | \$ 1,446,155 |
| 2 | Permits | 111,054 | 101,394 | 9,660 |
| 3 | Utility Franchise | 613,431 | 623,341 | (9,910) |
| 4 | Refuse | 785,557 | 790,597 | (5,040) |
| 5 | Golf Course | 164,173 | 136,898 | 27,275 |
| 6 | Paramount | 11,276 | 13,730 | (2,454) |
| 7 | Investment Earnings | 9,240 | 4,991 | 4,249 |
| 8 | Recreation Fees | 40,612 | 41,144 | (532) |
| *9 | Sales Tax | 2,209,277 | 2,062,816 | 146,461 |
| 10 | Totals | \$ 5,929,584 | \$ 4,313,720 | \$ 1,615,864 |
| | | | | |

**Sales Tax: (Collections received July – September but accrued (90 days) to previous FY for 12 full months of sale tax revenues)*

General Fund Collections
1st Qtr. July – September 2017

| | Adjusted Budget | Actual Collections | YTD% Collections |
|---------------------------|----------------------------|-------------------------------|-----------------------------|
| 1 Taxes | 16,338,000 | 1,984,964 | 12.15% |
| 2 Licenses & Permits | 365,400 | 111,054 | 30.39% |
| 3 Revenues Other Agencies | | | |
| 4 **Local Option Tax | 8,587,792 | 2,209,277 | 25.73% |
| 5 Utility Franchies Tax | 2,850,800 | 613,431 | 21.52% |
| 6 ABC Revenues | 230,000 | 41,369 | 17.99% |
| 7 Beer & Wine Taxes | 168,670 | - | 0.00% |
| 8 Powell Bill | 953,056 | 477,316 | 50.08% |
| 9 Service Fees from UF | 2,623,531 | 655,883 | 25.00% |
| # Grants/Other Revenues | 2,488,308 | 3,109,819 | 124.98% |
| # Total | 34,605,557 | 9,203,113 | 26.59% |
| | | | |

*** Year End Accrual (90 days) to reflect full 12 months of sales tax revenue - \$2,209,277*

General Fund Collections
1st Qtr. July – September 2017

| | Adjusted Budget | Actual Collections | YTD% Collections |
|------------------------------------|----------------------------|-------------------------------|-----------------------------|
| # Charges for Services | | | |
| # Refuse Services | 3,250,000 | 785,557 | 24.17% |
| # Cable TV | 257,630 | 63,115 | 24.50% |
| # Paramount Theater | 170,000 | 11,276 | 6.63% |
| # Recreation Fees | 127,400 | 40,612 | 31.88% |
| # Golf Course Fees | 553,800 | 164,173 | 29.64% |
| # Event Center | 92,000 | 24,635 | 26.78% |
| # Other Misc. Revenues | 178,800 | 92,648 | 51.82% |
| # Total | 4,629,630 | 1,182,016 | 25.53% |
| | | | |
| # Capital Returns & Misc. Revenues | | | |
| # Investment Earnings | 19,000 | 9,240 | 48.63% |
| # Street/Storm Drain. Assessment | 200 | 25 | 12.50% |
| # Sale of Property | 245,000 | 13,770 | 5.62% |
| # Other Misc. Revenues | 1,188,000 | 78,178 | 6.58% |
| # Total | 1,452,200 | 101,213 | 6.97% |
| | | | |
| General Fund Revenue Totals | \$ 40,687,387 | \$ 10,486,342 | 25.77% |

Stormwater Fund Collections
1st Qtr. July – September 2017

| | Adjusted Budget | Actual Collections | YTD% Collections |
|------------------|----------------------------|-------------------------------|-----------------------------|
| 1 Stormwater Fee | 1,073,672 | 81,903 | 7.63% |
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Stormwater Fund Totals \$ 1,073,672 \$ 81,903 7.63%
Utility Fund Collections
(Comparison to 1st Quarter 2016)

| | | 2017 | 2016 | Difference |
|---|---------------------|--------------|--------------|------------|
| 1 | Current Water | \$ 1,501,808 | \$ 1,464,655 | \$ 37,153 |
| 2 | Current Sewer | 1,935,498 | 1,841,789 | 93,709 |
| 3 | Late Payment Fees | 85,904 | 93,099 | (7,195) |
| 4 | Tap Fees | 7,875 | 12,175 | (4,300) |
| 5 | Compost Fees | 13,616 | 18,195 | (4,579) |
| 7 | Investment Earnings | 7,263 | 3,895 | 3,368 |
| 8 | Totals | \$ 3,551,964 | \$ 3,433,808 | \$ 118,156 |
| | | | | |
| | | | | |

Utility Fund Collections
1st Qtr. July – September 2017

| | | Adjusted Budget | Actual Collections | YTD% Collections |
|----|----------------------------------|-----------------|--------------------|------------------|
| 1 | Charges for Services | | | |
| 2 | Current Water Charges | 5,850,000 | 1,501,808 | 25.67% |
| 3 | UF - SJAFB | 1,270,000 | 397,125 | 31.27% |
| 4 | Current Sewer Charges | 7,900,000 | 1,935,498 | 24.50% |
| 5 | Late Payment/Svc. Fees | 338,500 | 85,904 | 25.38% |
| 6 | Applied Deposits | 205,000 | 46,400 | 22.63% |
| 7 | Reconnections Fees | 12,000 | 3,104 | 25.87% |
| 8 | Water/Sewer Taps | 30,000 | 7,875 | 26.25% |
| 9 | Compost Revenues | 35,000 | 13,616 | 38.90% |
| 10 | Total | 15,640,500 | 3,991,330 | 25.52% |
| | | | | |
| 11 | Capital Returns & Misc. Revenues | | | |
| 12 | Investment Earnings | 13,293 | 7,263 | 54.64% |
| 13 | Capital Project Transfer | 200,000 | - | 0.00% |
| 14 | Other Misc. Revenues | 720,900 | 456,169 | 63.28% |
| 15 | Total | 934,193 | 463,432 | 49.61% |
| | | | | |

Utility Fund Revenue Totals \$16,574,693 \$4,454,762 26.88%

DGDC & Occupancy Tax Collections
(Comparison to 1st Qtr. 2016)

| | | 2017 | 2016 | Difference |
|---|----------------------------------------|------------|------------|------------|
| | DGDC | | | |
| 1 | Taxes | 5,681 | 1,502 | 4,179 |
| 2 | Investment Earnings | 91 | 40 | 51 |
| 3 | Totals | \$ 5,772 | \$ 1,542 | \$ 4,230 |
| | | | | |
| | Occupancy Tax | | | |
| 4 | Tax Collections | 276,188 | 222,157 | 54,031 |
| 5 | Investment Earnings/ Misc. Revenues | 1,307 | 837 | 470 |
| 6 | Totals | \$ 277,495 | \$ 222,994 | \$ 54,501 |
| | | | | |

DGDC & Occupancy Tax Collections
1st Qtr. July – September 2017

| | | Adjusted Budget | Actual Collections | YTD% Collections |
|---|----------------------------|-----------------|--------------------|------------------|
| | DGDC | | | |
| 1 | Taxes | 71,236 | 5,681 | 7.97% |
| 2 | Investment Earnings | 90 | 91 | 101.11% |
| 3 | Total | \$ 71,326 | \$ 5,772 | 8.09% |
| | | | | |
| | Occupancy Tax | | | |
| 4 | Occupancy Tax - Civic Ctr. | 675,000 | 180,773 | 26.78% |
| 5 | Occupancy Tax - T & T | 165,000 | 45,193 | 27.39% |
| 6 | County of Wayne Occp. Tax | 165,000 | 50,222 | 30.44% |
| 7 | Investment Earnings | 600 | 1,307 | 217.83% |
| 8 | Total | \$1,005,600 | \$ 277,495 | 33.85% |
| | | | | |

Actual Collections

| | 2017 | 2016 | Difference |
|------------------------|------------|-----------|------------|
| 1 General Fund | 10,486,342 | 6,394,583 | 4,091,759 |
| 2 Utility Fund | 4,454,762 | 3,847,798 | 606,964 |
| 3 Downtown Development | 5,772 | 1,542 | 4,230 |
| 4 Occupancy Tax | 277,495 | 222,994 | 54,501 |
| | | | |
| | | | |

Actual Expenditures

Comparison with Adjusted Budget

| | 2017 | 2016 |
|------------------------|---------------------------|---------------------------|
| 1 General Fund | \$ 13,589,675 (28.80%) | \$ 10,801,481 (24.62%) |
| 2 Utility Fund | \$ 4,157,744 (17.05%) | \$ 3,300,749 (18.02%) |
| 3 Stormwater Fund | \$ 52,920 (4.93%) | |
| 4 Downtown Development | \$ 4,457 (5.39%) | \$ 6,343 (5.88%) |
| 5 Occupancy Tax | \$ 490,607 (27.37%) | \$ 125,627 (8.77%) |
| | | |
| | | |

General Fund Attrition (Salaries/Fringes)

| | |
|-------------------------------------------|------------|
| 1. Budgeted Attrition (Entire Year) | \$ 750,000 |
| 2. 1st Quarter Budgeted Attrition | 187,500 |
| 3. 1st Quarter Actual Attrition | 252,099 |
| 4. 1st Quarter Savings | 64,599 |
| 5. Departmental Vacancies (General/Other) | 24/4 |

General Fund Attrition (Health Insurance)

| | |
|--------------------------------------|------------|
| 1. Budgeted Attrition (Entire Year) | \$ 100,000 |
| 2. 1st Quarter Budgeted Attrition | 25,000 |
| 3. 1st Quarter Actual Attrition | 75,041 |
| 4. 1st Quarter Savings | 61,216 |
| 5. Opt Out City's Insurance Coverage | 17/4 |

Fund Balance

Adopted Budget Appropriations

FY 2017-18

| | |
|-----------------------|------|
| 1. General Fund | None |
| 2. Utility Fund | None |
| 3. DGDC | None |
| 4. Occupancy Tax Fund | None |

Fund Balance

Council Appropriations

| | |
|--------------------------------------|-----------|
| 1. General Fund | \$110,000 |
| a. Humphrey/Dakota St. Paving | \$75,000 |
| b. YMCA Donation | \$35,000 |
| 2. Utility Fund | \$ 16,029 |
| 3. DGDC | None |
| 4. Occupancy Tax Fund | \$600,000 |
| a. SJAFB Fitness Center Construction | |

Bond Ratings Update

Standard & Poor's Ratings Services and Moody's has assigned the following ratings to Goldsboro:

| | |
|-------------------------------------|-----|
| Standard and Poor's Rating Services | AA- |
| Moody's Investors Services | Aa2 |

Council thanked Ms. Scott for a through presentation.

Mr. Scott Stevens introduced Assistant Chief Farfour who will be serving as Interim Fire Chief upon Chief Whaley's retirement.

Mayor Pro Tem Discussion Item – Employment Requirements for the Staff of the City of Goldsboro. Ms. Bernadette Carter-Dove stated since coming to work here, she has looked at several job descriptions starting off with the directors. Presently, we are advertising for a Fire Chief and will be advertising for a Planning Director.

Mayor Pro Tem Foster stated when we discussed this back in July, the Interim HR Director said she had reached out to a couple of companies that could come in and help us update things and I have not heard back on that, so I was wondering if you or the City Manager had done that. Ms. Carter-Dove stated she is not aware of that happening since I got here. Mayor Pro Tem Foster stated it was suggested by the Mayor we wait until you came on board, let's get the ball rolling.

Mayor Allen asked if Ms. Carter-Dove had had time to look at that and asked what her recommendation was. Ms. Carter-Dove stated with all respect, we can do that, I think we have a professional staff in house that can do that. We can look at the job descriptions and compare to other local governments.

Mayor Pro Tem stated currently we have a policy that states preferred or...I forgot the actual statement. Mr. Stevens stated usually the wording states equivalent combination of education and experience.

Mayor Pro Tem Foster stated at the January 17th meeting, our city manager said that 2 years of work is equivalent to 1 year of college.

Ms. Carter-Dove stated industry standard does state that; that 2 years of experience is equivalent to 1 year of college. You go to federal regulations and it is documented in the federal register that 1 year of college is equal to 1 year of work experience. So the HR industry has expanded on that and made 2 years of work experience equivalent to 1 year of college.

MPT Foster stated I can be an E-9 that's the highest you can go enlisted, I can't cross over to an officer without a degree. Ms. Carter-Dove stated right, we are talking recruitment not promotion.

MPT Foster stated why are we not held to a certain standard as well. We have department heads that don't have education, I think that should be a requirement. Once you get to a certain level that education should be there. School is available to everybody now, online, it is everywhere. We have two colleges right here in Goldsboro. There is no reason you can't get an education.

Ms. Carter-Dove stated I do not disagree with you. I think moving forward that we should be able to require department heads and maybe even assistants to have a Bachelor's degree, however, I think we limit our applicant pool when we do not open it up to individuals who have years of experience equivalent to education.

Mayor Pro Tem Foster stated I do not think we do, I think that if you work for 20 or 30 years and you know you want to be a certain level, you go get that education. I went back to school after being out of school for 15 years. I went back and got mine because I knew what I wanted to do and I had to have it in order to do it. You might limit it but you get a better quality of applicants. It's fine if you don't get the high numbers, we

don't needs a 100 people to apply. We need 10 good people to apply and make a decision out of those 10.

Ms. Carter-Dove stated I do not disagree with you, I think it is up to this city council and the city manager to give me direction in how you want to move.

Councilmember Aycock stated when I graduated from college I did not know how to teach, it did give me some of the insights on how to teach. Mayor Pro Tem Foster stated but you had to have a degree to teach.

Councilmember Aycock made a motion to keep the requirements the same as they currently are. The motion was seconded by Councilmember Broadaway.

Councilmember Williams stated before you go, there were a lot of issues that took place with employees, there was a noose. My concern is a whistleblowing policy that we discussed before you got here. A lot of employees are afraid to come forth, how are you handling that.

Mayor Allen asked that Councilmember Williams hold that question until after the motion is voted on since it pertains to a different subject. Mayor Allen provided a little background on previous discussions. Mayor Pro Tem Foster stated why are you doing all this talking, there is a motion, let's vote. Mayor Allen stated I let you speak, you can let me speak. Mayor Allen stated to Ms. Carter-Dove, if you could look at our policy, you believe industry standards are updated to where it should be or do we need to make any changes with the job descriptions and let us know.

Mayor Allen called for a vote on the motion. Mayor Allen, Councilmembers Broadaway, Stevens, Ham and Aycock voted in favor of the motion to keep the requirements the same as they currently are. Mayor Pro Tem Foster and Councilmember Williams voted against the motion. Mayor Allen stated the vote passed 5:2.

Councilmember Williams asked if Ms. Carter-Dove could respond. Ms. Carter-Dove stated I have not had the opportunity to meet one on one with employees. I do need you all to understand that confidentiality in the Human Resources Office is our highest priority and staff knows that. First and foremost I have to trusted and respected among our workforce. That will not happen overnight. My door is open.

Councilmember Williams stated morale is low. Mayor Allen stated I disagree, we just did an employee survey. Councilmember Williams stated the survey you did, I talked to a lot of employees, they are not going to be completely honest. Mayor Allen stated it was an anonymous survey.

Mayor Pro Tem Discussion Item – What steps are being taken to obtain CALEA Accreditation and what is the time table on said accreditation? Chief West introduced the new CALEA Accreditation Manager, Ms. Rosie Wagner who has been with the City since August. Ms. Wagner stated we officially enrolled in CALEA on August 22nd and are now in our self-assessment phase. Ms. Wagner shared what will take place during the self-assessment phase which lasts 3 years. We have enrolled in IACP Net, an online database of policies and procedures and model policies through the International Association of Chiefs of Police. We also enrolled in PowerDMS, a policy management software. This is the system CALEA uses to review accreditation documents. Ms. Wagner stated I provided a brief 20 minute introduction of CALEA to patrol units. I am a member of NCLEAN, The North Carolina Law Enforcement Accreditation Network.

Councilmember Ham asked if the reception of CALEA had been favorable and Ms. Wagner replied yes.

Councilmember Broadaway asked about a timeline. Ms. Wagner stated we will have our onsite assessment in August 2020.

Federal Surplus Vehicles. Chief West stated in the aftermath of Hurricane Matthew, the police department utilized their 1968 Deuce and a half to carry city personnel and resources into flooded areas of the city. During this time, the vehicle was taken out of service on a couple of occasions due to mechanical issues, and repairs were delayed due to the difficulty in finding parts. The Deuce and half has since been taken out of the police department's inventory and has been sold.

In January of 2017, the police department acquired a 2007 MRAP through the Law Enforcement Support Office (LESO). The LESO allows law enforcement agencies to acquire military surplus vehicles and other equipment at no cost. The police department has an opportunity to replace the Deuce and a half with a M1083 cargo truck and a M1082 cargo trailer through LESO at no cost to the City.

Mayor Allen thanked Chief West for the information.

Summer Youth Employment 2017 Final Report. Ms. Shycole Simpson-Carter provided a final report on the Summer Youth Employment program. Information provided included the following:

- Background
- 2017 Program Schedule
- Excursions
- Trainings
- Age of Applicants
- Eligibility of Applicants
- Interview Scores
- Interview Results
- Projected Outcome
- Age of Selected Youth Employees
- Worksite Positions
- Demographics for Selected Youth Employees
- Selected Youth Employees by High Schools
- Thank you Letter from Summer Youth Employment Initiative Program Employee
- Media Spotlights of the Summer Youth Employment Initiative Program

Councilmember Ham commended Ms. Simpson-Carter on the success of the program and the comprehensive report.

Councilmember Williams shared concerns of having so many kids coming out and only having 60 kids being able to participate in the program. He stated we can do more than 60 jobs and asked Council to hire more than 60 kids next year. He also expressed concerns about Wayne Community College being unclear about their requirements. The kids were disappointed.

Mayor Allen stated great presentation. He stated he has heard that these kids need soft skills training and he would like to figure out a way to offer classes for soft skills training. Mayor Allen asked if the kids that participated this past year could participate again this coming year. Ms. Simpson-Carter stated she felt that would be a Council decision.

Councilmember Williams stated I would like to be more involved and had asked to be on the committee, this year I want to be more involved.

Mayor Pro Tem Foster stated we spoke about the kids who were not able to participate in the program months ago and that's one of the things we do not follow up we are supposed to so I would like to make a motion that we follow Robert's Rules of Order, any unfinished business goes onto the next agenda prior to new business. The motion was seconded by Councilmember Williams.

Mayor Allen asked for clarification. Mayor Pro Tem Foster clarified, any business on the agenda that is not discussed or handled goes onto the next agenda we handle it before the new before new business.

Council debated on what had not been discussed or done.

Mayor Allen called for a vote. Mayor Allen, Mayor Pro Tem Foster, Councilmembers Williams, Stevens and Ham voted in favor of the motion of following Robert's Rules of Order, adding unfinished business to the agenda. Councilmembers Broadaway and Aycock voted against the motion.

Council Meeting Dates 2018. Ms. Melissa Corser presented Council with a list of proposed meeting dates for 2018. Council was asked to look over the dates and staff will bring back the proposed meeting dates at the next meeting.

NLC Voting Delegate. Mr. Stevens shared the National League of Cities will be holding its annual conference in Charlotte, November 15th – 18th. The Annual Business Meeting will be held on Saturday, November 18th. A voting delegate needs to be submitted.

Councilmember Ham made a motion to designate Mr. Scott Stevens as the voting delegate for the City. Councilmember Broadaway seconded the motion. Mayor Allen, Councilmembers Broadaway, Stevens, Ham and Aycock voted in favor of the motion. Mayor Pro Tem Foster and Councilmember Williams voted against the motion. Mayor Allen stated the motion passed with a 5:2 vote.

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

Mission/Vision Statements. Mr. Octavius Murphy reviewed the following information:

Mission Statement: The City provides services, promotes equality, and protects the well-being of all citizens for a better tomorrow.

Vision Statement: An extraordinary, diverse citizen experience.

Values: Customer focused; Integrity; Professionalism

Goals:

- Safe and secure community.
- Strong and diverse economy.
- Exceptional quality of life.
- Racial and cultural harmony.
- Model for excellence in government.

Councilmember Aycock reminded everyone scholarships are available at Wayne Community College for city employees and their family members. Additional information is available in the Human Resources Department.

There being no further business, the work session adjourned at 6:43 p.m.

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 November 6, 2017 with attendance as follows:

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

Councilmember David Ham
Councilmember Gene Aycock

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

Pastor Glenn Phillips with First Baptist Church provided the invocation. The Pledge to the Flag followed.

Approval of Minutes. Councilmember Ham made a motion to approve the Minutes of the Work Session and Regular Meeting of July 17, 2017, Minutes of the Work Session and Regular Meeting of September 18, 2017 and Minutes of the Work Session and Regular Meeting of October 2, 2017 as submitted. The motion was seconded by Councilmember Broadway. Mayor Pro Tem Foster stated he believed some things were missing out of those minutes and needed time to review. Mayor Allen stated there is a motion on the floor and called for a vote. Mayor Allen, Councilmembers Broadway, Stevens, Ham and Aycock voted in favor of the motion. Mayor Pro Tem Foster stated he would like to hear the actual meetings and compare to the notes they received in an email. Mayor Allen stated Councilmember Foster if you would like to go back and review the minutes you can do that. Mayor Pro Tem Foster and Councilmember Williams voted against the motion. Mayor Allen stated the motion passed with a 5:2 vote.

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

1. Martha Bryan stated she is here on behalf of the Chamber and the Wayne Education Network and would like to thank the Mayor and Mr. Scott Stevens for what they did Friday night with Dancing Stars. The money raised will go to classroom teachers that apply for mini-grants, the Jr. Leadership Program and for the beginning teacher breakfast. Ms. Bryan also thanked Council for the two gentlemen who walk around town and pick up trash.
2. D.R. Halliday stated Goldsboro is a beautiful little city but Goldsboro needs to be spit shined. Mr. Halliday expressed concerns regarding littering and suggested having a do not litter campaign.

Councilmember Williams suggested additional garbage cans.

3. Shirley Edwards also expressed concerns over littering. She stated the campaign needed to be county wide, maybe a “Keep Wayne County Beautiful” campaign. Ms. Edwards also suggested placing historical facts in the informational boxes in Herman Park.
4. Yvonnia Moore stated this is the second time she is appearing before City Council regarding the unfair treatment of her business from the Historic Board, city employees and associates. Ms. Moore read several statements made by board members. She shared concerns regarding the Planning Department and minutes prepared for the Historic Board.

Mayor Allen shared we are looking at all boards to get them into some type of alignment. Mayor Allen stated at the last meeting I offered for you to come and talk to me, that offer still stands.

Ms. Moore stated she would like to come talk, but would love for something to be done.

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. Mr. Stevens reminded Council, Item G. Historic Properties Donation was deferred until a later date. Councilmember Aycock moved the items on the Consent Agenda, Items C, D, E, F, H, I, J, K, L, M, N and O be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Stevens 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:

Informal Bid 2017-019 - Abatement and Demolition of Condemned Properties. Bid Accepted. On October 30, 2017, in accordance with the provisions of the N.C. General Statutes, sealed bids were publicly opened for the abatement and demolition of the 19 condemned properties listed below:

1. 403 Beale Street
2. 407 Beale Street
3. 409 Beale Street
4. 1505 N. Berkeley Blvd.
5. 403 N. Carolina Street A&B
6. 405 N. Carolina Street A&B
7. 407 N. Carolina Street A&B
8. 409 N. Carolina Street A&B
9. 411 N. Carolina Street A&B
10. 413 N. Carolina Street A&B
11. 400 E. Chestnut Street
12. 605 E. Chestnut Street
13. 614 Crawford Street
14. 412 E. Walnut Street
15. 1013 N. John Street
16. 1508 Edgerton Street
17. 607 B. W. Mulberry Street
18. 235 Wayne Avenue
19. 438 E. Elm Street

A bid tabulation sheet is available.

The bids were reviewed by the City's Inspections Department, checked for accuracy, and found to be in order. The low bid from AK Grading and Demolition, Inc. is being recommended in the amount of \$106,900. The current fiscal year's budget has sufficient funding for abatement and demolition for these 19 locations.

Staff recommended Council accept the low bid of \$106,900 from AK Grading and Demolition, Inc. for the abatement and demolition of the condemned properties. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Resolution Amending the Water and Sanitary Sewer Rates. Resolution Adopted. The City of Goldsboro's current water and sanitary sewer rate structure was adopted effective January 1, 1987, after a comprehensive study was performed by Arthur Young and Associates. The staff annually evaluates the City's utility functions to determine if the operations are self-supporting. The City Council adopted the current rate structure in June 2017 with an effective date of July 1, 2017.

The City of Goldsboro is updating its water meter infrastructure to digital meters to be measured in gallons instead of cubic feet. This will enhance operational efficiencies, meter accuracy, meter performance and billing to our customers. As we install these new meters, they will be read in gallons. It is necessary to adjust the current rates to reflect the conversion of water and sewer rates from cubic feet to gallons. The following is a conversion chart:

| Customer Type | Cubic Feet | CCF Inside | CCF Outside | 1 Gallon Rate Inside | 1 Gallon Rate Outside | 1000 Gallons Rate Inside | 1000 Gallons Rate Outside |
|----------------------------------|------------|------------|-------------|----------------------|-----------------------|--------------------------|---------------------------|
| WATER | 1 | | | | | | |
| Standard | 100 | \$ 2.15 | \$ 4.30 | \$ 0.002874 | \$ 0.005748 | \$ 2.87 | \$ 5.75 |
| Bulk Rate | 200000 | \$ 1.59 | \$ 3.18 | \$ 0.002126 | \$ 0.004251 | \$ 2.13 | \$ 4.25 |
| | | | | | | | |
| SEWER | 1 | | | | | | |
| Standard | 100 | \$ 4.65 | \$ 9.30 | \$ 0.006216 | \$ 0.012432 | \$ 6.22 | \$ 12.43 |
| Bulk Rate | 200000 | \$ 4.17 | \$ 8.34 | \$ 0.005574 | \$ 0.011149 | \$ 5.57 | \$ 11.15 |
| | | | | | | | |
| CAPITALIZED SANITARY RATE | | | | | | | |
| Sewer | 100 | \$ 2.06 | \$ 4.12 | \$ 0.002754 | \$ 0.005508 | \$ 2.75 | \$ 5.51 |
| | 200000 | \$ 1.87 | \$ 3.74 | \$ 0.002500 | \$ 0.005000 | \$ 2.50 | \$ 5.00 |

Staff recommended Council adopt the following entitled Resolution establishing the new Water and Sewer Rate Schedule effective November 7, 2017. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

RESOLUTION NO. 2017-77 “RESOLUTION AMENDING THE WATER RATE AND SANITARY SEWER RATE FOR CONVERSION OF BILLING UNITS FROM CUBIC FEET TO GALLONS”

Purchase of Trailer for Stormwater Division. Approved. The Stormwater Utility Fund was created in order to give the stormwater management program a stable and dedicated source of revenue. The revenue generated will be used for construction, equipment, vehicles, cleaning, repairing, and capital improvements projects related to stormwater.

At the October 2, 2017 meeting, Council authorized the purchase of an excavator to be utilized in the Stormwater Division. This new excavator with attachments is an addition to the City’s existing inventory but exceeds the weight limit of the available trailers. Due to the overall weight, it is highly recommended that air brakes be used over electric to more effectively slow down and stop the trailer without incident.

Staff sought quotes using these requirements and Rampart Trailers LLC is the low quote at \$14,000. Funding to purchase this trailer must be allocated from the Stormwater Division’s budgeted contingency.

Staff recommended Council:

1. Authorize the purchase of the trailer from Rampart Trailers, LLC in the amount of \$14,000.
2. Allocate budget contingency from the Stormwater Division \$14,000 to cover the cost of this trailer. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Employee Benefit – Life Insurance. Approved. At the September 18, 2017 meeting, Council awarded the City’s Voluntary Brokers Services to Pierce Insurance Agency. The contract is for a minimum period of three (3) years with an option to renew for an additional year.

The City of Goldsboro has always offered and paid a life insurance benefit for all active employees. Prior to 2015, each employee was provided a policy with coverage of \$5,000 and department heads were \$10,000. In July 2015, all employees were changed to \$10,000 life insurance coverage.

With funeral costs rising and the average cost of a funeral increasing to over \$10,000, it was suggested and feasible to increase each employee's coverage to \$20,000. Also, by changing the coverage amount at open enrollment, it will allow all employees for guaranteed acceptance. By consolidating the City's other services, the annual savings covers the slight increase in premium for the additional coverage.

Staff recommended Council authorize the City Manager and Finance Director to increase the City's benefit coverage for life insurance for all active full-time employees to \$20,000. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Golden LEAF Foundation Grant Funding. Resolution Adopted. Ordinance Adopted. The City of Goldsboro applied for a grant with the Golden LEAF Foundation for damaged stormwater infrastructure in the Glenwood Trails subdivision resulting in flooding and sinkholes. Golden LEAF grant funds will be used to replace the damaged infrastructure. On October 11, 2017, the City of Goldsboro was approved for grant funding to repair the damaged infrastructure in the Glenwood Trail subdivision.

This grant will be funded for \$285,000 with no in-kind match. In order to comply with grant guidelines, it is necessary to allocate the grant expenditure and revenue funding defined in the grant agreement.

Staff recommended that Council adopt:

1. The following entitled resolution authorizing the City Manager and City Clerk to enter into an agreement with the Golden Leaf Foundation in the amount of \$285,000.
2. The following entitled ordinance to reflect an increase in General Fund revenues and an increase in the operating expenditures of the Streets and Storm Division's budget by a total of \$285,000. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

RESOLUTION NO. 2017-78 "A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT THE GOLDEN LEAF FOUNDATION GRANT"

ORDINANCE NO. 2017-53 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2017-18 FISCAL YEAR"

CU-14-17 Salem Leasing Corp. – Southwest corner of US Highway 117 South and Vann Street. Approved. The applicant requests a Conditional Use Permit to allow the outdoor storage of vehicles in conjunction with an adjacent business operation.

Frontage: 384 ft. (US 117 South)
352 ft. (Vann Street)

Area: 5.85 acres

Zoning: I-2 General Industry

The City Council previously approved Conditional Use Permits for this location in order to allow a used car lot, weekend flea market and the sale of storage buildings.

A small building which was on the property has been demolished and the site is now vacant.

The property was recently purchased by the applicant who wishes to utilize the site for storage of vehicles associated with the business located to the west of the subject property.

At the public hearing held on August 21, 2017, no one appeared to speak either for or against this request.

On August 24, 2017, the applicant submitted written correspondence requesting that this matter be deferred.

The Planning Commission, at their meetings on August 28 and September 25, 2017, recommended that this matter be deferred.

The staff has been working with the applicant regarding the development of the site.

The applicant proposes closing the existing driveway on Vann Street closest to US 117 with fencing to allow ingress and egress from the remaining driveway on Vann Street.

In addition, placement of an open 6 ft. tall chain link fence which would be erected just behind the paved area on US 117 South is proposed with landscaping to aid in screening from public view. This will necessitate modifications as follows:

1. Modification to reduce fence height from 8 ft. to 6 ft.;
2. Modification to not require slatting of the chain link fence;
3. Modification to allow storage in the side yard of the operation;

At their meeting held on October 30, 2017, the Planning recommended approval of the Conditional Use Permit to allow the outdoor storage of vehicles with the above referenced modifications.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Order approving a Conditional Use Permit to allow the outdoor storage of vehicles in conjunction with an adjacent business operation; and
 2. Approve the submitted site plan with the following modifications:
 - a. Modification to reduce fence height from 8 ft. to 6 ft.;
 - b. Modification to not require slatting of the chain link fence;
 - c. Modification to allow storage in the side yard of the operation;
- Consent Agenda Approval. Aycock/Stevens (7 Ayes)

CU-16-17 Michael Scales – Southwest corner of North William Street and Beech Street. Approved. Applicant requests a Conditional Use Permit to allow the operation of a used car lot.

The property is zoned General Business. The sale of used vehicles is a permitted use within this district only after the issuance of a Conditional Use Permit approved by City Council.

| | |
|-----------|-------------------------------------------------|
| Area: | 14,644 sq. ft. or .34 acres |
| Frontage: | 112 ft. (N. William St.) 150 ft. (Beech St.) |
| Zone: | General Business |

The property was formerly operated as a used car lot and, most recently as Reborn Auto Body and Repair.

The submitted site plan indicates one existing 870 sq. ft. building proposed for use as a sales office located at the front of the lot.

Another existing 1,500 sq. ft., three-bay garage located at the rear of the lot is proposed for washing and detailing automobiles.

A six ft. high opaque security fence separates the sales office from the garage.

The site is accessed by one over-sized curb along N. William Street. Two additional curb cuts are provided along Beech Street, one of which provides access to the rear of the facility.

Parking

Display Spaces: Up to 15
Customer Spaces: 5
Employee Spaces: 2

No loading space will be required since all vehicles will be driven to the site.

Hours of Operation: 9:00 a. m. to 5:00 p. m.
(Monday-Saturday)

No. of Employees: 1

Refuse Collection: Provided by roll-out containers.

Due to existing concrete and asphalt which covers the entire property, the applicant is asking for a modification of the City's landscape requirements.

In addition, half of the parking lot along N. William Street is owned by NCDOT as a public right of way. According to the City's Unified Development Code, no portion of the public right of way can be used to satisfy off-street parking and circulation requirements. A modification will be necessary.

At the public hearing held on October 16, 2017, no one appeared to speak either for or against the request.

The Planning Commission, at their meeting held on October 30, 2017, recommended approval of the Conditional Use Permit and site plan with modifications of the landscape requirements and to allow the use of right-of-way for parking and circulation on the site.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Order approving a Conditional Use Permit to allow the operation of a used car lot; and
 2. Approve the submitted site plan with the following modifications:
 - a. City landscape requirements; and
 - b. City requirement that no portion of the public right-of-way can be used to satisfy off-street parking and circulation requirements.
- Consent Agenda Approval. Aycock/Stevens (7 Ayes)

S-5-17 Michael Harold Barfield (2-Lot Preliminary Subdivision Plat).

Approved. The property is located on the north side of Tommy's Road between Clara Monte Road and Hare Road. The site is within the City's Extraterritorial Jurisdiction.

Total Area: 9.158 acres
Total Lots: 2

Lot No. 1: 1.286 acres
Lot No. 2: 7.872 acres
Zoning: R-20A Residential

The subject property has been proposed for division into two lots for the purposes of selling 7.872 acres of the 9.158 acre tract. Currently the lot is vacant and consists of existing woods. At this time, the applicant has no development plans for the property.

Access is provided by a 20 ft. private easement extending from Tommy's Road. Per the City's Unified Development Ordinance, all lots must have frontage on an improved public street. The applicant has requested a modification of this requirement. The Planning Commission, at their meeting held on October 30, 2017 recommended approval of the plat with the requested public street frontage modification.

Staff recommended Council accept the recommendation of the Planning Commission and approve the two-lot preliminary subdivision plat with a modification of the requirement that all lots have frontage on an improved public street. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Site Plan Revision- Five Points Shopping Center (Addition of State Employee’s Credit Union ATM Kiosk). Approved. The property is located on the west side of US Highway 117 South between Genoa Crossing Drive and Five Points Road.

- Frontage: 250 ft. on Genoa Crossing Drive
- Frontage: 250.34 ft. on Five Points Road
- Area: 398,483 sq. ft. or 9.14 acres
- Zoning: General Business

The existing site is the Five Points Shopping Center and the owner proposes the installation of a walk-up ATM on the property.

The submitted site plan indicates the installation of a modular-approved State Employee’s Credit Union ATM kiosk. The automated teller machine will be for walk up use only and located at the southern end of the shopping center parking lot.

A total of 273 parking spaces are provided for the shopping center which is in excess of the 263 parking spaces which are required. The site plan shows that three (3) parking spaces plus one handicapped space will be provided for the ATM. Sufficient parking spaces are available for the shopping center with the kiosk addition.

A minimum 8 ft. wide dedicated aisle space has been identified for use by customers of the ATM and for persons with disabilities.

Building elevations have been submitted and indicate that the exterior of the kiosk will consist of a metal roof for internally lit sign boxes, synthetic stucco walls and aluminum and tempered glass window panels.

The proposed ATM kiosk will be located more than 50 ft. from the nearest property line as required by the City’s Unified Development Code.

The proposed location of the ATM kiosk will not be within a special flood hazard area.

At their meeting held on October 30, 2017, the Planning Commission recommended approval of the site plan revision as submitted.

Staff recommended Council accept the recommendation of the Planning Commission and approve the site plan revision to allow the addition of an ATM kiosk within the Five Points Shopping Center. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Site and Landscape Plan - Robert W. Boyd (Office Use Conversion). Approved. The property is located on the south side of E. Ash Street between Pineview Avenue and Audubon Avenue.

- Frontage: 77.5 ft.
- Depth: 210 ft.
- Area: 15,808 sq. ft. or .363 acres
- Zoning: Office and Institutional-1

The site was previously operated as a day treatment facility. Since the facility has been closed for more than six months, the site must meet current development standards in accordance with the City’s Unified Development Ordinance.

The submitted site plan indicates an existing single-story, 2,000 sq. ft. building to be used as an office.

The building was constructed prior to the adoption of City ordinances. As such, the building does not meet current setback requirements. A modification of the side yard setback requirement from 10 ft. to 7.5 is needed along the western property line. A modification of the side yard setback requirement from 10 ft. to 8.5 is needed along the eastern property line.

Access: One existing 15 ft. wide paved curb cut is shown off of Ash Street.

Parking: Parking for the site requires one space per 350 sq. ft. of gross floor area. Six parking spaces are shown at the rear of the property to include one handicap accessible parking space.

Required parking in excess of three spaces, loading areas and vehicular traffic surface areas must be paved, striped and properly drained in accordance with City standards. Applicant has requested a modification of the paving requirement for one year from the date of occupying the facility. Applicant proposes the installation of gravel in lieu of paved parking if the modification is approved by City Council.

Sidewalks and Pedestrian Access: City sidewalks are provided along the frontage of the proposed development. Pedestrian access is shown from the parking lot into the principal building using private walkways and a handicap ramp.

Landscaping: A Type A, 5 ft. wide landscape buffer is required along the western and eastern property lines. A Type C, 20 ft. wide landscape buffer is required along the southern property line. Applicant proposes the installation of required plantings within the Type A buffer yards and the utilization of existing vegetation to serve as the required Type C. buffer yard.

One existing Flowering Cherry and one Oak tree will serve as required street trees along Ash Street.

The following modifications have been requested:

1. Modification of side yard building setback from 10 ft. to 7.5 along the western property line.
2. Modification of side yard building setback from 10 ft. to 8.5 ft. along the eastern property line.
3. Modification of the City paving requirement for one (1) year from date of occupying the facility.

At their meeting held on October 30, 2017, the Planning Commission recommended approval of the site and landscape plan with the above enumerated modifications.

Staff recommended Council accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications:

1. Modification of side yard building setback from 10 ft. to 7.5 along the western property line;
2. Modification of side yard building setback from 10 ft. to 8.5 ft. along the eastern property line; and
3. Modification of the City paving requirement for one (1) year from date of occupying the facility. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Site and Landscape Plan – Former Fire Station (109 East Ash Street).

Approved. The site is located on the north side of Ash Street between Center Street and John Street.

| | |
|-----------|-----------------------------------------------|
| Frontage: | 200 ft. (Ash Street) 154 ft. (John Street) |
| Lot Area: | 0.711 Acres |
| Zoning: | CBD – Central Business District |

The property consists of two parcels of land. One parcel is occupied by an existing two-story building previously known as the Old Goldsboro Fire Station and the other parcel is currently vacant. The vacant parcel is being developed to accommodate a parking lot associated with the rehabilitation of the existing 11,338 sq. ft. Fire Station.

The submitted site plan indicates a proposed 16,778 sq. ft. parking lot containing 53 parking spaces (including two handicapped spaces).

The Old Fire Station is being renovated to accommodate a fitness center on the ground floor with an assembly/event space on the second floor. The two proposed uses require a total of 102 parking spaces. As noted previously, only 53 parking spaces are proposed. Either additional spaces will be required or a modification of the parking requirement from 102 spaces to 53 spaces will be necessary.

Access to the property will be provided by two new curb cuts along Ash Street. Driveway permits have been approved by NCDOT. A 24 ft. wide interconnectivity easement has been provided for a future connection to John Street.

The property can be served by City water and sewer. At this time stormwater detention and/or nitrogen calculations are not required due to less than half an acre being disturbed however, staff is awaiting a proposed grading/drainage plan for further review. Stormwater detention and/or nitrogen calculations, if required, are subject to approval prior to issuance of a building permit.

The submitted landscape plan indicates street trees along Ash Street and staff is working with applicant regarding placement of street trees along John Street.

A 10 ft. wide, Type A buffer is required along the northern property line adjacent to the residential use property. A 6 ft. tall privacy fence is being proposed along with supplemental landscaping to allow the reduction of the required opaque buffer by 50%. The landscaping will consist of a combination of Maples, Arborvitae, Loropetalum and Carissa Hollies.

A 5 ft., Type A buffer is required along the western property line adjacent to the Old Fire Station. Staff has recommended installation of shrubs only due to limited spacing between existing building and the proposed parking lot.

Sidewalks are existing along John Street and the applicant proposes installing sidewalks along Ash Street.

Exterior elevation plans have been submitted for review which will require Historic District Commission approval. The applicant's request for a Certificate of Appropriateness will be reviewed and heard at the November 7, 2017 Commission meeting.

At their meeting held on October 30, 2017, the Planning Commission recommended approval of the site and landscape plan with a modification of the parking requirement from 102 spaces to 53 spaces.

Staff recommended Council accept the recommendation of the Planning Commission and approve the submitted site plan with a modification of the parking requirement from 102 spaces to 53 spaces. Approval would be subject to submission of grading and drainage plans and stormwater calculations if required. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

Deletion of ETJ: 1. Pate Property 2. Mills Property. Ordinance Adopted. Both properties are located east of North Cottonwood Drive and do not have frontage on a street. They are both currently vacant farmland.

Pate Property: Of the overall 14-acre parcel owned by Morris and Charlene Pate, approximately 5.85 acres are located within the City's Extraterritorial Jurisdiction. The tract is zoned R-16 Residential. The remainder of the property (8.15 acres) would be subject to the requirements of Wayne County.

Mills Property: Of the overall 44.76-acre parcel owned by Nancy and William Mills, approximately 16.88 acres are located within the City's Extraterritorial Jurisdiction. That tract is zoned R-16 Residential. The remainder of the property (27.88 acres) would be subject to the requirements of Wayne County.

The owners of both properties have been approached about development of a solar facility and were told that any construction within that area in the City's ETJ would be subject to the City's requirements as they relate to all dimensional and performance standards.

As a result, the current owners have requested that the City relinquish their jurisdiction on the portion of each property within the Extraterritorial Jurisdiction in order to allow the entire site to be developed under one set of regulations.

A Notice of Public Hearing was prepared and advertised in the newspaper for two weeks. All adjacent property owners were notified of the hearing by mail and the property was posted indicating that a public hearing was to be held.

Upon request of a representative for the applicants, the City Council, at the public hearing held on August 21, 2017, continued the public hearing on this matter to October 16, 2017 due to unforeseen conflicts.

At the continued public hearing held on October 16, 2017, one person spoke in opposition to the request. Three people appeared in favor.

The Planning Commission, at their meeting held on October 30, 2017, recommended approval of the ETJ deletion.

Staff recommended Council accept the recommendation of the Planning Commission and adopt the following entitled Ordinance deleting the Pate and Mills Properties from the City's Extraterritorial Jurisdiction. Consent Agenda Approval. Aycock/Stevens (7 Ayes)

ORDINANCE NO. 2017-54 "AN ORDINANCE AMENDING CHAPTER 11: CITY STANDARDS AND CHAPTER 153: UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO CODE OF ORDINANCES"

End of Consent Agenda.

City Manager's Report. Mr. Scott Stevens provided an update on street resurfacing and invited everyone to come out to the Veteran's Day Parade, Saturday, November 11th at 11:00 a.m.

City Attorney's Report. No report.

Mayor and Councilmembers' Reports and Recommendations. Mayor Allen read the following Proclamations:

Proclamation – Law Enforcement Appreciation Day. Mayor Allen proclaimed November 9, 2017 as "Law Enforcement Appreciation Day" in the City of Goldsboro, North Carolina in honor of all of the law enforcement officers in Goldsboro and Wayne County that put their life on the line each day to make our community a better place to live.

Proclamation – Veterans Day. Mayor Allen proclaimed November 11, 2017 as “Veterans Day” in the City of Goldsboro and urged all citizens to remember the service and sacrifice of our veterans who defend our freedom and preserve our way of life.

Councilmember Aycock stated no comment.

Councilmember Ham stated I would like to echo the comments regarding the upcoming Veterans Day Parade and encouraged everyone to come out and show support at the Veterans Day Parade.

Mayor Pro Tem Foster stated he read the job description today of the Mayor Pro Tem. The Mayor Pro Tem is supposed to represent the Mayor if he is not available or if he is disabled, and represent the board. It’s hard for me to do that, it’s hard for me to fill those shoes. I do not believe in the decisions this board makes, I don’t believe in the decisions the Mayor makes, so with that I would like to make a motion to remove myself from the Mayor Pro Tem seat and just represent my district to the best of my abilities. Councilmember Williams seconded the motion. The motion passed unanimously.

Councilmember Stevens stated there are organizations with this city such as Our Community Cares, the Community Affairs Committee, MPI, Bobby Harvey, Mark Colebrook and several other organizations I have worked with to bring this city back to life and help the underprivileged. Councilmember Stevens stated he spoke with the attorney today and he is going to try to bring another arm on to the city, create a 501 (3) (c) to bring opportunities for both Wayne Community College students and those who are going through rehabilitation. Make this a board that will fight to bring IT jobs and help bring back the film industry and help Wayne Community College and the University of Mt. Olive.

Councilmember Broadway echoed comments regarding the Veterans Day Parade and thanked the Police and Fire Departments for all they do.

Councilmember Williams stated I want to apologize to Ms. Moore, my partner, I think that all she really wanted was for someone to say I am sorry that happened to you. We should have done things a little bit differently but no one is saying that to her and no one is saying that to me. No one has said hey how can I help you, what we done was not right. We need to do better here, I apologize for what you are going through, it is serious. The city has to do better for businesses. The paper rights things about the business that is not true. They are calling me corrupt and take advantage of children. No one came and said I’m sorry. If you want me to stop talking about the ugly things, start doing better. Thank you.

There being no further business, the meeting adjourned at 7:26p.m.

Chuck Allen
Mayor

Melissa Corser, MMC/NCCMC
City Clerk

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
NOVEMBER 20, 2017

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 November 20, 2017 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Councilmember Antonio Williams
Councilmember Bill Broadaway
Councilmember Mark Stevens
Councilmember Bevan Foster
Councilmember David Ham
Councilmember Gene Aycock
Jim Womble, Attorney
Scott Stevens, City Manager
Melissa Corser, City Clerk
Randy Guthrie, Assistant City Manager
Laura Getz, Deputy City Clerk
Jimmy Rowe, Planning Director
Jennifer Collins, Assistant Planning Director
Kaye Scott, Finance Director
Rick Fletcher, Public Works 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
Gary Whaley, Fire Chief
James Farfour, Assistant Fire Chief
Julie Metz, DGDC Director
Sherry Archibald, Paramount Theatre & GEC Director
Scott Barnard, P&R Director
Felicia Brown, Assistant P&R Director
Allen Anderson, Chief Building Inspector
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
Shirley Edwards, Citizen
Sylvia Barnes, Citizen
Wendy Townes, Citizen
Ruth Glisson, Citizen
Amie Bower, Citizen
Gretchen Reed, Citizen
Yvonnia Moore, Citizen (arrived at 5:37 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.

Invocation. The invocation was provided by Chief Whaley.

Parade and Special Events. Ms. Laura Getz provided the following information:

Comparing other NC Cities/Counties

| Parades and Special Events Around the State | | | |
|---------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| City | 2016 Estimated Population | Permit Authority | Timeframe for Submittals |
| Swansboro | 3,173 | Staff unless changes to an Annual event- then Council | 60 days |
| Dunn | 9,873 | Police- Permits Council- Street Closings | No time frame |
| Davidson | 12,452 | Town Manager or his/her designee | 30 days |
| Spring Lake | 13,168 | Chief of Police | Not less than 5 days |
| Cornelius | 28,515 | Chief of Police designates a Special Events Coordinator | 90 days in advance of a new event; 60 days if the event is recurring |
| Sanford | 29,128 | Chief of Police | 15 days |
| New Bern | 30,101 | Director of Parks and Recreation; Board | 30 days |
| Wake Forest | 40,112 | Town Manager or Designee | Special Events- 45 days; Parades or festivals- 120 days |
| Apex | 47,349 | Special Events Coordinator | 120 days |
| Wilson | 49,620 | Chief of Police -Parades and Street Closings Special Events- City Manger or his/her designee | Parades- 7 days |
| Burlington | 52,709 | City Manager unless the street closing event is downtown then City Council | 45 days for major events |
| Raleigh | 458,880 | City Manager | 120 days- races and parades; 90 days- general events; 30 days for block parties |

Parade Ordinance

The changes to the ordinance include the following:

- Changing the definition of a parade to remove any references to pickets.
- Changing the process to be handled by the City Manager or his designated representative instead of the Chief of Police, which will clear the police department of the duties of parades and place all requests for parades and special events with the City Manager or his designated representative which will be the Downtown Goldsboro Office.
- Clarifies the procedure for obtaining a permit to include verbiage that an application should be obtained 30 days prior to the event, if the event requires a street closure.
- Clarifies that City Council approval is required for all street closures in excess of one hour.
- Clarifies that notification to those along a parade route may be made via mail, door-to-door, electronic, etc.

Changes to the Application and Policy

- Email notification was added to the application and policy as a notification option for downtown property owners/merchants.
- An application fee was added in the amount of \$25.00 for special events and \$50.00 for parades.

Boards and Commissions. Ms. Melissa Corser provided the following information:

- Copies of the proposed ordinance changes, conflict of interest statement and the general rules of procedure were included in council packets.
- At the work session of September 18, staff reviewed current boards and commissions. The length of terms varied.
- Items to be considered included:
 - How to adopt a meeting schedule
 - Bylaws
 - How to and who can call a special meeting
 - How to and who can cancel a meeting
 - Remote participation
 - Consideration of forming a selection and appointment board
- In considering revisions, staff felt a new section in Chapter 32 should be added so that all boards and commissions would be located in a centralized area of the code. (Parks and Rec. boards were located in Chapter 97)
- The proposed ordinances includes the following:
 - General Provisions

- Includes definitions for board and board year
- Membership
 - A person must be 18 or older and Goldsboro resident unless otherwise provided by law or ordinance, must file application with clerk, may only serve on one board at a time.
 - Unexpired terms
 - Removal
 - Resignations
- Election of officers – the board/commission shall elect a chairperson, vice chairperson and other officers as it may deem appropriate.
- Terms of office
 - Council discussed with staff revising term limits for all boards and commissions in order for them to be similar. Staff has revised the boards and commissions section of the code of ordinance to reflect 3 year term limits for all boards and commissions; unless otherwise provided by law or ordinance (such as the student position on the Parks and Recreation Advisory Commission; it is a one year term).
 - Terms of Office shall begin on January 1 following appointment unless it's a vacancy being filled.
 - The term of the chair shall be one year
 - A person shall normally serve no more than two consecutive full terms on the same board.
 - A member may continue to serve until his successor is duly named and qualified or unless he resigns.
- Conflicts of Interest – Conflict of Interest Policy Statement created for Board members to sign.
- Attendance
 - Stresses the importance of regularly attending
 - Attendance policy is addressed in General Rules of Order (same as current policy established in Resolution 2009-9)
- Meetings – subject to open meetings law
- Quorum – defines as a majority of voting members plus one, excluding vacant seats
- Rules and Records – all boards should adhere to General Rules of Order Policy for B&C, keep minutes, and records of resolutions, findings, recommendations etc.
- Cooperation with others
- Annual reports – boards shall make reports annually to city council.

General Rules of Procedure

- Meetings – adopt a regular meeting schedule
 - Special meetings of a board or commission created and established by ordinance of the city council may be called by the chairman, or two members of the board, by notice given either verbally or in writing and delivered personally to each member or left at his residence not less than forty-eight hours prior to the time for such meetings. In addition, the board or commission will notify the city clerk in order for a written notice of the special meeting to be prepared including the reason of the special meeting. Such notices shall be posted at least forty-eight hours before the time of the special meeting.
 - State law does not establish procedures for cancelling meetings, however, rules can be established by local policy.
- Attendance – must attend 70% of scheduled meetings, unless due to personal injury or sickness. Member notified if 3 meetings are missed of possibly being replaced.
- Agenda
 - prepared by staff liaison, chair or both
 - a sample of the order of business
- Open Meetings Requirement
- Role of Chair, Vice-Chair and Temporary Chair
- Action by Board
- Public Hearings (if required)
- How to hold a Debate/Discussion

- Recommendations of what should be included in Minutes
- Parliamentary Procedure Resources

Discussion included:

- Mayor Allen asked staff to look at combining the Community Affairs Commission and Advisory Committee on Community Development.
- Mayor Allen asked staff to look at possibly eliminating the Appearance Commission.
- Councilmember Williams discussed attendance policy and ensuring meetings are adequately recorded.
- Councilmember Foster promoted having a diverse representation among boards and pointed out the Planning Board states it would have low-moderate income levels represented.
- Electronic records and retention.
- Mayor Allen suggested recording the Planning Commission, Historic District Commission and Board of Adjustment meetings.

Councilmember Foster also pointed out in the City Ordinances, it stated the Parks and Recreation Department will not oversee the Golf Course. Staff will take a look at it.

Police/Fire Evidence Expansion and Fire Station #4. Mr. Stevens provided a brief update on the Police/Fire Evidence Expansion and Fire Station #4. For the Police/Fire Evidence Expansion, the building addition is approximately 6,600 sq. ft. The cost for the building is estimated at \$3.5 million which includes the design. We are expanding the evidence area and an addition in front of the fire department with a pretty significant reconstruction of entry way into the Police/Fire Complex with some general renovations throughout. There are two different colors of brick being proposed, one being a color to match existing brick and one contrasting color for an accent band. The bids are due back the week before Christmas, with an award hopefully in January and potential start date for construction in the February timeframe, and we have to get in front of the LGC to approve the financing. Mr. Stevens noted there is a crack in the wall in the briefing room in the Police Department, it has had some movement in the last month and we are looking at that as well. I think structurally the building is probably ok but we are trying to evaluate before we have you award a contract, we will have more for you. There is also some leaking in a Fire Department bay that again we are having evaluated as well, which comes with an aging building. A rendering of this project was also reviewed.

Mr. Scott Stevens also shared information related to Fire Station #4. The project will completely remove the living quarters of Station #4 and completely rebuild them. The project will consist of approximately 3,800 sq. ft., the building will contain four bunk rooms, kitchen, day room, office, exercise room, laundry, 3 total bathrooms, storage with a cost estimated at \$500,000. A rendering of this project was also reviewed. This would leave the Patetown Station next on the list in terms of better quarters for the firefighters there.

Social Media Position. Mayor Allen stated in the past few months I have been to several seminars and/or symposiums and everything I am hearing, is how are we going to make our city relevant. What are we going to do to place-make our city? A couple of weeks ago, I got together the people who are doing our social media. The first question I asked, was if they felt we were where we needed to be as a city and I think everyone agreed, we are not where we need to be. I think we need to find a better way to sell our city, we need a person where it is their job to do social media; Facebook, twitter, whatever. Also, someone who is doing periodic films, posters, etc.; a media/marketing person. Then we need to take it to the Chamber and Wayne County. We need to do a better job of promoting Wayne County and Goldsboro. Mayor Allen asked Council to consider approving a social media person.

Mr. Stevens stated just talking out loud, it is probably more of a public information officer position, which would have oversight of social media and messaging of the

community within the salary range of \$40,000 – 60,000. If Council is ok, we can bring back a job description.

Councilmember Williams asked if we could have a professional come in and scout out that position. Mr. Stevens stated you could as with any position, I would not recommend that, with the \$40,000 – 60,000 range I would think the talent would likely be someone in the community. We would advertise it in the League Letter which is generated across the state. Council discussed the skills needed and asked staff to bring back a job description.

Mayor Pro Tem Appointment. Councilmember Williams stated he thought Councilmember Foster should not resign at this point. Councilmember Foster stated I appreciate that but I'm ok.

Upon motion of Councilmember Broadaway, seconded by Councilmember Stevens and unanimously carried, Council recommended Councilmember Ham be appointed to Mayor Pro Tem.

Upon motion of Councilmember Aycock, seconded by Councilmember Stevens and unanimously carried, Council revised the agenda to include Swearing In of the Mayor Pro Tem following Roll Call at the 7:00 p.m. Council Meeting.

Consent Agenda Review. Each item on the Consent Agenda was reviewed. Additional discussion included the following.

Item I. Informal Bid Request #2017-017 – Wayne Memorial Greenway Construction and Mina Weil Paving. Location of parking at Mina Weil Park was discussed. Mr. Barnard also shared information regarding left over grant monies. Staff has asked Barnhill Construction if they would submit a change order that will continue the greenway paralleling Stoney Creek behind Wayne Memorial Hospital to Gloucester Road, thus completing that segment of the greenway. An additional 3875' of 8' asphalt would be necessary at a cost of \$71,106. In addition, a stone base would have to be installed by city forces with a material cost of \$8,000. RTP Grant funds of \$32,136 can be applied towards this change order. City funds of \$48,136 are currently available within the Parks and Recreation budget, but may require an appropriation of fund balance later in the year. If ok with Council, staff would bring back a change order at the next Council Meeting.

Item L. Approve Compost Bulk Pricing. Councilmember Foster suggested selling bags of compost. Council discussed potential liability issues. Staff was asked to bring back pricing for bags at the next Council Meeting.

Item M. Budget Amendment – 2017-18 Community Development Block Grant and HOME Investment Partnerships Programs. Agency funding was discussed. Ms. Shycole Simpson-Carter shared information regarding agencies currently funded in this fiscal year and shared information regarding the application process for agencies interested in applying for the next funding cycle.

There being no further business, the work session adjourned at 6:30 p.m.

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 November 20, 2017 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 Rob Whitner with Generation Church provided the invocation. The Pledge to the Flag followed.

Oath of Office. Ms. Melissa Corser, City Clerk administered the Oath of Office to Councilmember David Ham as Mayor Pro Tem.

Approval of Minutes. Councilmember Broadaway made a motion to approve the Minutes of the Work Session and Regular Meeting of August 7, 2017 as submitted. The motion was seconded by Councilmember Stevens. Mayor Allen, Councilmembers Williams, Broadaway, Stevens, Ham and Aycock voted in favor of the motion. Councilmember Foster voted against the motion. Mayor Allen declared the motion passed with a 6:1 vote.

Mayor Allen read the following Resolution.

Resolution Expressing Appreciation for Services Rendered by Gary Whaley as an Employee of the City of Goldsboro for More Than 35 Years. Resolution Adopted. Gary Whaley retires on December 1, 2017 as the Fire Chief with the Goldsboro Fire Department of the City of Goldsboro with more than 35 years of service. Gary began his career on August 11, 1982 as a Firefighter with the Goldsboro Fire Department in the City of Goldsboro. On April 27, 1994, Gary was promoted to Fire Engineer with the Goldsboro Fire Department. On February 12, 1997, Gary was promoted to Fire Captain with the Goldsboro Fire Department. On April 29, 1998, Gary was promoted to Assistant Fire Chief for Training with the Goldsboro Fire Department. On November 3, 1999, Gary was promoted to Assistant Fire Chief for Operations with the Goldsboro Fire Department. On July 1, 2009, Gary was promoted to Fire Chief with the Goldsboro Fire Department where he has served until his retirement. Gary has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his 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 Chief Whaley their deep appreciation and gratitude for the service rendered by him to the City over the years. We express our deep appreciation and gratitude for the dedicated service rendered during Gary's tenure with the City of Goldsboro. We offer Gary our very best wishes for success, happiness, prosperity and good health in his future endeavors.

Upon motion of Councilmember Broadaway, seconded by Councilmember Stevens and unanimously carried the following entitled Resolution was adopted.

RESOLUTION NO. 2017-79 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY GARY WHALEY AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 35 YEARS"

Mayor Allen presented Chief Whaley with a framed copy of the Resolution. Mayor Allen stated he and Gary go way back. Gary has done a great job at keeping the harmony and relationships with the department. Gary has also done a great job with resources. He wanted a \$2 million training facility, we told him no, he went and built it with the firefighter for \$200,000. Gary has been at the helm doing the best he could with what he had. Our Fire Department has done phenomenal work and a lot of that has been due to Gary and his hard work. Mayor Allen stated I wanted to thank Gary publically and personally for that.

Mr. Scott Stevens stated I would echo a lot of what the Mayor has said. I really enjoyed working with Chief Whaley. He has been a good, reliable someone that I could call. You gave me the truth, very laid back most of the time, pitched in when needed. There was not a task we asked that he wouldn't be willing to do ever. I really appreciate that in employees. A great advocate for his department, but understands the city as a whole. He understands funding, he understands as bad as he may need for his firefighters, the police

chief needs something, the public works director needs something, the downtown needs something. I will tell you as a department head, it takes some time for us to get there. Chief was willing to do whatever if asked and really cares about people, whether it was your employees, the community or your church, you care about people; that matters a lot. I want to publically thank him, we will have another chance in the coming day but I would like to thank him and his family, some of which are here, for the countless hours on nights and weekends, holidays, from 2 in the morning, when it's cold, when it's hot, that you have been out serving this community. It doesn't always happen when it's convenient but you go and respond when the need is there. You've given a lot of years to this service and community and have made a difference. The department is in better shape than when you took the helm as Chief. I want to wish you much success and happiness in your retirement. It is well deserved. Thank you.

Chief Whaley thanked the Council, Mayor Allen for your support. I worked through 4 city managers, all good and bad at times, right there is the best city manager that walked through these doors. Scott, thank you. To the citizens of Goldsboro thank you for supporting the Fire Department.

Golden STAR Awards. Ms. Bernadette Carter-Dove, Human Resources Director shared the STAR award is to recognize employees in a timely manner for their contributions to the organization and the community. These contributions go above and beyond the normal scope of responsibilities of the performance of their duties.

The award focuses on customer service/professionalism, problem solving/quality improvement, teamwork/community partnership or other professional/personal achievement in a way that relates to the City's values and beliefs of integrity, professionalism, collaboration and promoting the quality of life. Anyone having knowledge of such characteristics displayed by an employee or group of employees may submit a nomination. The monthly recipients will receive a monetary award, a certificate signed by the City Manager and Mayor, and a pin signifying their STAR status.

Mayor Allen and Ms. Carter-Dove, Human Resource Director presented an award to the following employees for going above and beyond:

- Captain Teresa Cox – Police Department
- Tim Irving, Thomas Hardy, Sammy Bautista and Junior Taylor – Public Works Department

Mayor Allen read the following Proclamation.

Proclamation – Giving Tuesday. Mayor Allen proclaimed Tuesday, November 28, 2017 as “Giving Tuesday” in the City of Goldsboro, North Carolina and called upon all citizens to join together to give back to the community in any way that is personally meaningful.

Mayor Allen presented Ms. Wendy Walker, Director of Arts Council of Wayne County with a framed copy of the Proclamation. Ms. Walker thanked Council for their support.

CU-17-17 Nicky Parrish–West side of North Berkeley Boulevard between Royal Avenue and US 70 East. Public Hearing Held. The applicant requests a Conditional Use Permit to allow the operation of a tattoo parlor.

The site is located within an existing commercial strip mall known as Berkeley Junction Shopping Center. The property is zoned GB (General Business). A tattoo parlor is a permitted use within this district only after the issuance of a Conditional Use Permit approved by City Council.

Frontage: 40 ft.

Depth: 82 ft.

Zone: General Business

The submitted site plan indicates one existing 3,280 sq. ft. commercial tenant space proposed for use as a tattoo parlor consisting of a reception area, two tattoo stations, a body-piercing station and a restroom.

Hours of Operation: 12:00 Noon to 8:00 p. m.
(Monday-Saturday)

Employees: 2

Berkeley Junction Shopping Center is accessed by two existing 35 ft. wide curb cuts along North Berkeley Boulevard.

Sufficient parking spaces exist for customers of the proposed use and the shopping center.

The property is not located within a Special Flood Hazard area.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council meeting on December 4, 2017.

CU-18-17 Jose Morquecho – East side of South Berkeley Boulevard between Ash Street and Elm Street. Public Hearing Held. The applicant requests a Conditional Use Permit to allow the operation of a tattoo parlor.

Frontage: 82 ft.
Depth: 255 ft.
Area: 0.48 Acres
Zoning: General Business

The site is located within a strip commercial center which contains eight individual units. The unit that will be occupied by the applicant contains 1,750 sq. ft. (25 ft. by 70 ft.).

There are a total of 50 parking spaces (including two handicapped spaces) on the site. Based on the existing uses within the building, approximately 50 spaces will be required to serve the entire commercial structure.

Hours of Operation: Noon to 7:00 p. m.
No. of Employees: 3-4

The applicant indicates that he provides tattoo services by appointment only and caters to professionals, including servicemen from the Base.

The site is accessed by one two-way curb cut from Berkeley Boulevard. Since the building on the lot is existing and only one unit is to be leased for the proposed tattoo parlor, the applicant will not be required to retrofit the site to meet current requirements as they relate to landscaping.

Mayor Allen opened the public hearing. The following person spoke after being properly sworn in:

Mr. Jose Morquecho stated I am here to talk to you guys about the business I hope to open. I have been a tattoo artist for about 5 years now, I am currently an artist here in Goldsboro and have been established here for most of my career. The business I am looking to open, we are looking at doing tattoos and professional microblading; that's permanent makeup also known as micropigmentation. I hope my business has interested everyone. I just wanted to take a moment to introduce myself. Thank you.

No one else spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on December 4, 2017.

Z-10-17 J. Isaac Gurley Farms, Inc. – Northeast corner of US Highway 13 North and Hood Swamp Road. Public Hearing Held. Applicant requests a zoning change from R-20A Residential to General Business Conditional District with site plan approval required separately.

Frontage: 760 ft. (on US Highway 13 North)
1,060 ft. (on Hood Swamp Road)
Area: 8.84 Acres (approx.)
Surrounding Zoning: North: R-20A Residential and RM-9
South: R-20A Residential
East: O&I-1 and R-20A Residential
West: R-20A Residential
Existing Use: The property is currently vacant.

Site and landscape plans have been submitted for a convenience store on a portion of the property at the corner of US 13 and Hood Swamp Road. If the property is rezoned, any future development proposed would require complete plan approval.

Surrounding properties are primarily vacant farmland along with a number of single-family and nonconforming mobile homes across both US 13 and Hood Swamp Road.

Two other lots near the intersection of US 13 and Hood Swamp Road were zoned General Business at the time the City's extraterritorial jurisdiction was extended in this area. An existing convenience store and gas station on the west side of US 13 North was satellite annexed to the City on June 30, 1999.

The City's adopted Land Use Plan designates this property for a combination of Mixed Use 2, Mixed Use and low-density residential development. Mixed use designation would include commercial-type uses that may impact lower-density residential uses. They are typically located at major intersections.

City water and sewer are not available to serve the subject property. The property is not located in a Special Flood Hazard Area.

The applicant has submitted a petition for noncontiguous annexation of the property.

The submitted site plan indicates that the property will be divided into six lots with the dedication of a new street bisecting the property and running from US 13 North to Hood Swamp Road. This road would have a right-of-way width of 65 ft. and a paved width of 45 ft.

Lot 1: 2.81 Acres (Proposed Convenience Store)
Lot 2: 1.74 Acres
Lot 3: 0.98 Acres (Septic Repair Area)
Lot 4: 1.18 Acres
Lot 5: 1.56 Acres
Lot 6: 0.57 Acres (Stormwater Area)

The developer will be required to submit preliminary and final subdivision plats in order to allow for the division of the land.

A 4,900 sq. ft. commercial building is proposed with a 30 ft. by 135 ft. fuel canopy. The building would be oriented facing US 13 North.

Access to the convenience store would be made only through the proposed new dedicated street. No direct driveway access would be provided from either US 13 or Hood Swamp Road.

Deceleration lanes with medians and middle left-turn lanes with medians will allow for access on both US 13 North and Hood Swamp Road. Plans have been submitted to NCDOT for review prior to action being taken.

Landscaping as a vehicular surface buffer is proposed adjacent to the paved area. Combinations of Willow Oak trees, Crape Myrtles, Redbuds, Hawthorns and Holly shrubs are proposed. A total of 26 street trees (Willow Oaks) are proposed along the street frontages and there are four end aisles to be planted with low-growing shrubs within the parking area.

A refuse container is shown at the rear of the building which will be properly screened in accordance with City requirements.

All HVAC units will be properly screened from view and the developer will pay a fee in lieu of sidewalk installation.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on December 4, 2017.

Planning Commission Excused.

Economic Development, Historic Preservation and Urban Redevelopment Project Participation. Public Hearing Held. Approved. A company is interested in investing in downtown. The scope of the project consists of six historic buildings that are currently vacant and in need of significant rehabilitation to make them productive once again. The project will effectively utilize every floor of each of the buildings and develop multiple mixed-use properties that will result in at least fifty-five (55) market-rate apartments and re-produce over twelve thousand (12,000) square feet of commercial, ready-to-lease space affecting a total of over sixty-eight thousand (68,000) square feet. The total project investment will be nearly \$11,000,000.

The project scope consists of the following properties: 200 E. Walnut Street, 204 E. Walnut Street, 206 E. Walnut Street, 106 S. John Street, 135 W. Walnut Street and 139 W. Walnut Street.

The company is highly reputable and qualified in the field of historic rehabilitations for reuse and has conducted similar projects in multiple states and North Carolina cities.

Currently, these six properties contribute \$3,784 to the local tax revenues per year, including the County, City and Municipal Service District shares.

Due to the current state of these buildings, their historic value to our community, the economic impact a 100% utilization of their built space would create and the projected increase of City and County property tax revenues, the City and County are considering a partnership with the company to secure the private investment.

With this interest, the City and County have negotiated draft agreements that identify incentives to allow this project to move forward and that also specify certain expectations and assurances to protect the public's interest in the project.

A copy of the draft agreements are available. Highlights of the incentives, expectations and assurances are as follows:

Incentives

The City will provide a \$300,000 loan to developer to apply toward the buildings' historic exterior façade improvements in return for the total \$10,700,000 project investment and the expected \$7,900,000 direct building improvement investments. This loan will be performance-based and only provided after certain developer benchmarks are achieved, such as approved buildings plans and permitting, 50% substantial completion

of rehabilitations and issuance of a certificate of occupancy. This will be a forgivable loan after a ten year period once the required performances specified in the agreement are met.

The City and County will provide an ad valorem, property tax-based performance grant to the developer for a period of ten years at varying levels over the period. Even with the grant and throughout the grant period, the revenues to the local municipalities will be greater than what the properties' currently generate. The anticipated total amount to be awarded to the developer over the ten year period will not exceed \$310,314. It is estimated that the City and County will receive \$73,938 and \$75,498, respectively, over the period in tax revenues. The City Municipal Service District will not be subject to grant participation and will realize \$8,225 in estimate annual tax revenues or \$82,250 over the ten year period. After the ten year grant period has expired, the return to the local municipalities' is expected to be no less than \$54,200 annually in property tax revenues.

In summary, the City and County will receive an estimated \$200,000 over what properties currently pay in property tax over the ten year period.

Expectations & Assurances

The agreements will assure the following:

Company shall spend no less than \$7,900,000 on real property improvements subject to ad valorem property tax of the six buildings.

Company must repair, rehabilitate, open and operate the Project as a mixed-use project including at least fifty-five (55) market-rate apartment units and the creation of at least 12,000 square feet of commercial space affecting at least 68,000 square feet of historic built space.

The improved buildings shall be completed in accordance with the Department of Interior's Standards for Historic Preservation.

Company shall comply with local land use, planning and development regulations.

In return for the public investment, the City will have a lien on the properties in the form of a promissory note and deed of trust. Release and termination from the promissory note and deed of trust will occur 10 years after final loan/grant payment is made and the assurances and expectations have been met as stipulated in the agreements.

Company will provide historic property easements to the City to assure the investment and the Company's historic treatment to the properties.

In addition, the City is negotiating rights to a portion of the roof at 139 W. Walnut Street to allow a wireless antenna access in return for the public's investment.

Recapture: If Company is at any time not current on taxes, fees, assessments or other amounts owed to City or County, the City and County will not be required to continue grant payments.

The timeline for the rehabilitation work to be completed is subject to the execution of this agreement but will be limited to a 24 month period, anticipated to be completed by April 2020 at this time.

If Company ceases to operate facilities at any time within the ten year period, a recapture of the grants is owed back to City and County based on the time this occurs within the ten year period.

The economic impacts of historic preservation and reinvestment of these buildings will be broad, significant and in accordance with the adopted vision of the 2007 Downtown Master Plan. Beyond the tax revenues, it is expected that the creation of 55+ market-rate apartments will contribute approximately \$612,000 annually to downtown business sales

revenues based on North Carolina economic indicators. The creation of over 12,000 square feet of available rehabilitated commercial space will attract additional small businesses and create or retain jobs. The complete rehabilitation of six historic properties that have lacked reinvestment for decades and require significant construction to secure their future as part of our historic built stock is unquantifiable.

Outstanding items, such as the continuation of the federal historic preservation tax credit program, the ability of the company to secure a financial lender and other outstanding steps may impact the ability to move this project forward notwithstanding the subject agreements and local incentives.

Councilmember Williams asked if local contractors will be used by the developer. Councilmembers Stevens echoed that question and asked for clarification on the MSD tax. Councilmember Williams stated he wanted to be sure contractors here would be able to bid on that project.

Ms. Metz stated at this time there is nothing specified in the contract, but I can tell you based on North Carolina Preservation economic indicators, for every \$1 million invested in a historic building you get 41.1 jobs either created or retained in the local area. Because it is more labor intensive, the money sticks around in the local economy for a longer period of time than for new construction. I suspect the developer has some of the project supervisors that he leans on, but I would suspect the labor force they would employ locally. Ms. Metz stated the developer is here and available to answer questions, but has shared he plans to put the project out for bid.

Councilmember Williams stated he would like to see this project go forward, he would like to see our citizens here have an opportunity to work hard. Councilmember Foster stated putting it out for bid doesn't guarantee local people will get it.

Councilmember Stevens echoed Councilmember Williams's sentiments regarding the use of local contractors. Councilmember Stevens expressed concerns with a tax hike in MSD district.

Ms. Metz stated it is not going to be a tax hike. The MSD District will not be affected but positively because it will increase the property value.

Mayor Pro Tem Ham stated as everyone knows I am an advocate of downtown rehabilitation. This is a project that would continue that effort but I do have some concerns. My concern revolves around using taxpayer money and giving it to a private contractor. It is spoken about like a loan but it is a forgivable loan assuming he meets the requirements. Mayor Pro Tem Ham shared private investment statistics since 2014. I believe that we need to continue to save our historic buildings downtown and enhance our city but I cannot support giving \$300,000 of taxpayer money, plus giving the building and plus the tax incentives. I have tolled with this decision, loss sleep but this is my decision.

Mayor Allen opened the public hearing and the following people spoke:

1. Patrick Reilly, developer, shared information regarding the project, Rehab Builders, contractors, and opportunities for job creation and local employment. I cannot restrict them to hire from this territory. It will be put out to bid and our preference will be to hire local wherever we can. He stated he understood Mayor Pro Tem Ham's concerns but if we do not have that type of support the numbers do not work for this project.

Councilmember Stevens asked what amenities would be offered/paid with the apartments.

Mr. Reilly stated included in the pro forma, what we underwrote in the numbers, all water/sewer, parking required, what we will probably do is work out a bulk rate for cable and internet agreement like we have on several other projects. We will have a gym and nice community place.

Councilmember Foster stated you mentioned Rehab Builders, will they bring guys here.

Mr. Reilly stated they will normally bring three guys, a superintendent, assistant project manager and a project manager and hire labor force locally.

Mayor Pro Tem Ham asked about parking and if he had discussed with the City where they might be.

Mr. Reilly stated we have discussed a lot off of Walnut Street, it would be mostly off street parking. We would purchase what would be needed in addition to spaces available or work out a licensing agreement with the city.

2. Allison Platt spoke in favor of the project.
3. Judge Charlie Gaylor also spoke in favor of the project.
4. Kathy Cornelson spoke in favor of the project.
5. Sylvia Barnes asked what is it such a necessity to take a vote tonight.

Mayor Allen shared the County is partnering with us, they have their public hearing scheduled for tomorrow and will base their decision on ours. Mayor Allen thanked the County for partnering with the City on this project.

6. Wendy Walker spoke in favor of the project.
7. Gretchen Reed spoke in favor of the project.

Councilmember Broadaway stated from a banker's standpoint it is scary but you have to also look at past history. We are going to do this to Historic Preservation standards. Looking at the partnership with the County we have a terrific opportunity.

Councilmember Broadaway made a motion to accept and authorize the Mayor to sign the agreements subject to City Attorney review, approval and based on the intent, expectations and assurances as stated herein and intended. Councilmember Williams seconded the motion.

Councilmember Aycock stated it was brought to his attention over the weekend, the fountain at Center and Walnut cost more than our contribution to do the largest landmark we have in the City of Goldsboro. Why I hate the thoughts of the \$300,000 I think in the future we would regret it if we do not do it now.

Councilmember Stevens stated he spoke with his mother during DGDC Retreat about this project and potential you could bring here, I feel it is a wonderful opportunity.

Councilmember Williams stated overall he thinks it's a good thing for District 1, we have lost a lot of housing.

Mayor Allen called for a vote. Mayor Allen, Councilmembers Williams, Broadaway, Stevens, and Aycock voted in favor of the motion. Mayor Pro Tem Ham and Councilmember Ham voted against the motion. Mayor Allen stated the motion passed with a 5:2 vote.

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

1. George Williams shared information regarding the Law Enforcement Appreciation event they held; 150 law enforcement representatives were fed. He thanked everyone for their support.

2. Carl Martin provided a hand out (a copy is on file in the Clerk's Office) and an update on the Recreation Advisory Committee.

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. Councilmember Stevens moved the items on the Consent Agenda, Items I, J, K, L, M, N, O and P be approved as recommended by the City Manager and staff. The motion was seconded by Mayor Pro Tem Ham 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:

Informal Bid Request #2017-017 – Wayne Memorial Greenway Construction and Mina Weil Paving. Resolution Adopted. On October 17, 2017 in accordance with the provisions of the N.C. General Statutes, sealed bids were publicly opened for the construction of the Wayne Memorial Greenway and paving and striping of the parking lot at Mina Weil Park.

The City received three (3) bids for this project. A bid tabulation sheet is attached for Council's information.

Staff has recommended the 8' wide paved trail for the greenway construction and paving/striping of 29 parking spaces at Mina Weil Park. Barnhill Contracting Company was the low bid at \$93,530 for the greenway construction and \$11,550.30 for Mina Weil Park paving/striping.

The bids were reviewed by the Parks and Recreation staff, checked for accuracy, and found to be in order. Funding is available through the PARTF and Recreation Trails Program Grants.

Staff recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to enter into a contract with Barnhill Contracting Company in the amount of \$105,080.30. Consent Agenda Approval. Stevens/Ham (7 Ayes)

RESOLUTION NO. 2017-80 RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN A CONTRACT WITH BARNHILL CONTRACTING COMPANY

FY 2017-18 Budget Amendment – 135TH USCT Living History Donation. Ordinance Adopted. At the October 2, 2017 Council Meeting, historical preservationists presented information on the 135th U.S. Colored Troop (USCT) based in North Carolina. In an effort to build interest in North Carolina about the true role of the black soldiers who fought in the Civil War, a research commission was organized in Goldsboro.

After many years of research and strong support from the local and state community, there are plans for a Civil War living history weekend on April 6-8, 2018 in Goldsboro. The Lost Troop weekend will include exhibits, symposiums with guest speakers, period music and encampment which will be free and open to the public.

The research commission requested a donation of \$5,000 to assist with expenses with this historic weekend in Goldsboro.

Staff recommended Council adopt the following entitled budget ordinance decreasing the Unassigned Fund Balance of the General Fund by \$5,000. Consent Agenda Approval. Stevens/Ham (7 Ayes)

ORDINANCE NO. 2017-55 “AN ORDINANCE AMENDING THE BUDGET
ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2017-2018 FISCAL
YEAR”

Resolution for the Construction of the Concession/Restroom Facility - Multi-Sports Complex. Resolution Adopted. The City of Goldsboro and the U.S. Air Force signed a lease for the construction of a 62-acre multi-sports complex. At the October 2, 2017 meeting, Council approved the design agreement for the concession/restroom facility with Daniels and Daniels.

Daniels and Daniels has submitted a design-build agreement that includes the construction of a 4,800-foot restroom and concession building. The proposed cost for the design-build construction is \$691,350.

Recreation Bonds have sufficient funding available for this project.

Staff recommended Council adopt the following entitled resolution authorizing the Mayor and City Clerk to enter into a design-build contract with Daniels and Daniels for the construction of the restroom and concession facility at the Multi-Sports Complex in the amount of \$671,350. Consent Agenda Approval. Stevens/Ham (7 Ayes)

RESOLUTION NO. 2017-81 “RESOLUTION AUTHORIZING THE MAYOR AND
CITY CLERK TO SIGN A CONTRACT WITH DANIELS AND DANIELS”

Approve Compost Bulk Pricing. Resolution Adopted. Since January 2017, the City of Goldsboro has charged its bulk buyers \$8.00 per cubic yard for both compost and mulch. A thirty-pound bag of compost is sold at \$2.00 per bag for a typical order of one hundred bags. A bulk buyer of compost must purchase a minimum of 20 cubic yards during a calendar year.

Compost sales have increased steadily over the last two years. It is time to consider increasing the price of compost to help offset the costs of the operation of the Compost Facility. As of January 1, 2018, it is recommended the pricing for compost will be \$9.00 per cubic yard (an increase of \$1.00/cu.yd.) for quantities over 20 cubic yards at the time of advance purchase for the calendar year, \$15.00 per cubic yard for bulk compost less than 20 cubic yards, remain the same at \$2.00 per 30-lb. bag (minimum order of 100 bags), mulch will be decreased to \$6.00 per cubic yard (a decrease of \$2.00/cu.yd.).

Staff recommended Council adopt a resolution approving compost pricing as follows: \$9.00/cubic yard for compost purchases over 20 cubic yards at the time of advance purchase, \$15.00/cubic yard for compost, \$2.00 per 30-lb. bag (minimum order of 100 bags) for regular bulk buyers, and \$6.00/cubic yard for mulch. Consent Agenda Approval. Stevens/Ham (7 Ayes)

RESOLUTION NO. 2017-82 “RESOLUTION AMENDING COMPOST PRICING”

Budget Amendment - 2017-2018 Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME). Ordinance Adopted. The City of Goldsboro will receive \$300,854 in CDBG funds and \$158,231 in HOME funds from the U.S. Department of Housing and Urban Development (HUD) for fiscal year 2017-2018.

These grant funds will be used throughout the City of Goldsboro for activities set forth in the FY 2017-2018 Annual Action Plan:

1. Housing Rehabilitation
2. Hazardous Material
(Testing and Monitoring)
3. Homebuyer Assistance
4. Public Facilities & Improvements
5. Public Services
6. CHDO Activity

7. Economic Development
8. Transitional Housing
9. Program Administration

The City was granted a 100% HOME Match Reduction for FY17-18. Therefore, the City is not required to provide local matching funds for the \$158,231 in HOME this allocation. Further, monies have been budgeted from the City's General Fund to cover unfunded administrative costs associated with the CDBG and HOME Programs for fiscal year 2017-2018.

Since the Release of Funds for these two grants occurred after the adoption of the 2017-2018 Operating Budget, monies to carry out activities under these two programs are not reflected in the current budget. The City's Budget Ordinance must be amended prior to the expenditure of these funds.

Staff recommended Council adopt the following entitled Ordinance amending the 2017-2018 Budget Ordinance in order to permit the expenditure of funds for activities included under the City's CDBG and HOME Programs. Consent Agenda Approval. Stevens/Ham (7 Ayes)

ORDINANCE NO. 2017-56 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2017-2018 FISCAL YEAR"

Goldsboro Christmas Parade, December 2, 2017 – Street Closing Request.
Approved. The annual Christmas Parade is one of the many local traditions helping to usher the holiday season into the Goldsboro area. The parade is organized, coordinated and sponsored by the Wayne County Chamber of Commerce.

The street closing request is as follows:

Parade Route: North on Center Street beginning at Spruce Street to Walnut Street; East on Walnut Street to John Street; North on John Street to Mulberry Street; West on Mulberry Street to Center Street; North on Center Street to Ash Street; West on Ash Street to Center Street (traffic circle); South on Center Street to Spruce Street ending at Spruce Street.

Staging Areas: Spruce Street between George and Center Streets, James Street between Spruce and Elm Street, and Pine Street between George and William Street.

Additional Closures recommended by the Police Department to manage traffic flow will encompass: James Street from Elm to Chestnut, John Street from Chestnut Street to Ash, Mulberry Street from James to William, Walnut Street from James to Ormond Ave, Chestnut Street from James to Ormond Ave, Spruce Street from George to John Street, Pine Street from George to William and Center Street from Elm to Spruce.

Parking Restrictions: No parallel parking on Center Street from Spruce Street to Ash Street.

The time requested for the closing is from 8:00 a.m. to 8:00 p.m. Police have indicated that traffic will be restricted from 8:00 a.m. until 3:30 p.m. and all traffic stopped at 3:30 p.m. The actual parade will begin at 4:00 p.m. and end at approximately 7:00 p.m.

The Police, Fire, Public Works and Downtown Goldsboro offices have been notified of this request.

Staff recommended approval of this request subject to the following conditions:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is maintained in the center of the street to provide access for fire and emergency vehicles.
3. All activities, changes in plans, etc. will be coordinated with the Police Department.

4. The Police, Fire, Public Works and DGDC offices are to be involved in the logistical aspects of this event.

It is recommended Council approve the street closing of sections of Pine, Spruce, Center, Walnut, John, Mulberry, James, and Chestnut Streets for the Christmas Parade route from 8:00 a.m. to 8:00 p.m. on Saturday, December 2, 2017. Consent Agenda Approval. Stevens/Ham (7 Ayes)

Rescheduling Council Meetings for 2018 Due to Holidays. Approved. The Goldsboro City Council normally meets the 1st and 3rd Mondays of every month for their Regular Council Meeting.

The following meetings need to be rescheduled due to holidays:

- Monday, January 1, 2018 is in observance of New Year's Day
- Monday, January 15, 2018 is in observance of Dr. Martin Luther King, Jr.'s Birthday
- Monday, July 2, 2018 due to Independence Day
- Monday, September 3, 2018 is in observance of Labor Day

Staff suggests Council consider rescheduling the above meetings to the following dates:

- Moving the January meetings to the 2nd and 4th Monday due to Holidays.
- Combining the July 2, 2018 meeting with the July 16, 2018 meeting
- Tuesday, September 4, 2018

Staff recommended Council accept staff recommendations and approve the revised 2018 regular meeting schedule. Consent Agenda Approval. Stevens/Ham (7 Ayes)

Monthly Reports. Accepted as Information. The various departmental reports for the month of October, 2017 were submitted for the Council's approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Stevens/Ham (7 Ayes)

End of Consent Agenda.

Code of Ordinance Update: 98.80 Parades. Ordinance Adopted. City staff has updated the Policy for the Use of Special Events and the Special Events/Parade/Street Closing Permit Application to make the process of Closing a street or having an event more concise and easier for the public to use, therefore, staff has suggested the following changes to the Parade Ordinance to include verbiage pertaining to Special Events and Street Closures.

City staff has worked to make the process of having a special event or parade more user friendly to our citizens by consolidating the process to be handled by the Downtown Goldsboro staff. All special events/parades/street closing applications and permits will be issued by the Downtown Goldsboro staff (City Manager's designated representative). The Downtown Goldsboro staff will work in conjunction with representatives from the Police Department, Planning and the affected department concerning the application. The Goldsboro Police Department and Chief of Police's office will continue to issue Picket permits as defined in §98.81 of the City of Goldsboro's Code of Ordinances.

Upon motion of Councilmember Broadaway, seconded by Mayor Pro Tem Ham and unanimously carried, Council adopted the following entitled ordinance revising Chapter 98.80 "Parades" to include "Special Events" of the City of Goldsboro's Code of Ordinances.

ORDINANCE NO. 2017-57 "AN ORDINANCE AMENDING CHAPTER 98 ENTITLED "STREETS AND SIDEWALKS" SECTION 98.80 PARADES OF THE CODE OF ORDINANCES OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

City Manager's Report. Mr. Scott Stevens stated he would again like to thank Chief Whaley for his service to the community. Ms. Julie Metz, DGDC Director, spoke at the National League of Cities Conference last week in Charlotte and in my opinion she did very well. People from across the country were extremely impressed by what is going on here in Goldsboro. Julie represented us very well and I wanted to commend her for that. Happy Thanksgiving to the community and just a reminder to look after family, friends, neighbors and coworkers because for some it is different whether they have lost a loved one or in a different life situation.

City Attorney's Report. No report.

Mayor and Councilmembers' Reports and Recommendations.

Councilmember Aycock stated Happy Thanksgiving, drive safe and keep your speed limit under control. Don't drink and drive.

Councilmember Foster made a motion to go live during the work sessions. Councilmember Williams seconded the motion. Council and staff discussed technological needs. Councilmember Aycock asked Councilmember Foster if we could wait until the next meeting to allow time for staff to research what is needed. Councilmember Foster stated he had no problem waiting till the next meeting and withdrew his motion.

Mayor Pro Tem Ham stated no comment.

Councilmember Stevens wished everyone a Happy Thanksgiving.

Councilmember Broadaway congratulated Chief Whaley and thanked Mr. George Williams for a great event. He stated with Thanksgiving coming up please think of our deployed military and think about our police.

Councilmember Williams stated he had the opportunity to go to Charlotte for the National League of Cities, it was great. I had the chance to go to a lot of different seminars, got a chance to see how other cities work with summer youth employment programs that grow each year. He encouraged local businesses to help get kids working this summer. He expressed condolences to the Benton and Darden families and encouraged people to reach out when they hear of something.

Mayor Allen shared information regarding the National League of Cities Conference that many of members of Council attended. Sessions included Race Relations, Summer Youth Programs, Opioid Epidemic, Youth Councils and Early Childhood Development. Mayor Allen shared statistics surrounding early childhood development. Mayor Allen wished everyone a Happy Thanksgiving and encouraged everyone to help those in need. He thanked everyone who participated and volunteered at the Community Cares event this past weekend. Mayor Allen stated we have a lot of events coming up, he encouraged everyone to pick up litter and not to litter. Mayor Allen encouraged everyone to shop local. Lights Up! will be held tomorrow evening and he encouraged everyone to come out. Christmas Parade will be held on December 2nd. Mayor Allen thanked each of the councilmembers for their efforts, we had a great work session tonight, and it was very cordial, we all got along and very respectful to one another. Thank you.

There being no further business, the meeting adjourned at 8:44 p.m.

Chuck Allen
Mayor

Melissa Corser, MMC/NCCMC
City Clerk

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: PUBLIC HEARING
Z-1-18 Timothy Haithcock – West side of Glenwood Trail
between East Ash Street and Elm Street

BACKGROUND: The applicant requests a zoning change from Office-Residence to R-6 Residential Conditional District to allow the development of two duplex apartment buildings. Development plans (site and landscape plans) are submitted for approval separately.

Frontage: 209 ft.
Depth: 102.95 ft. (approx.)
Area: 0.47 acres

Surrounding Zoning: North: Neighborhood and General Business
South: R-9 Residential
East: R-9 Residential and Neighborhood Bus.
West: General Business and R-9 Residential

Existing Use: The property is currently vacant.

Proposed Use: The applicant proposes construction of two duplex apartment units. Development plans have been submitted for approval with the zoning change to R-6 Conditional District.

Comprehensive Land Use Plan Recommendation: The adopted Land Use Plan designates this property for Multi-Use which would permit a mix of light commercial, office and residential uses to serve a localized area.

Engineering Comments: City water and sanitary sewer is available to the subject property.

DISCUSSION: Zoning for the property was changed from R-6 Residential to Office-Residence in 1980.

Submitted site and landscape plans detail the development to include two one-story structures containing 1,949 sq. ft. each. Each structure would contain two 2-bedroom units containing 956 sq. ft. and 993 sq. ft.

A parking lot between the two buildings will contain a total of eight parking spaces (2 per unit) with concrete walkways leading from the parking area to the individual units. Concrete wheel stops will be placed within each space.

Six Fantasy Maple trees are proposed along the Glenwood Trail frontage. Additional plant material will be installed as 5-ft. wide buffers along the northern, southern and western property lines. These buffers will contain Flowering Cherry trees and combinations of Arborvitae, Loropetalum and Carissa Holly shrubs.

With the use of the six ft. tall privacy fence, planted buffers may be reduced by half. The applicant has requested modifications of the buffer widths in several areas which abut either residential or commercial properties from 15 or 20 ft. to the 5 ft. wide Type A buffer shown within the fenced area.

The height of the proposed fence within the front yard setback will have to be reduced to 3 ft., 6 in. in order to allow for sight distance.

Five-ft. wide concrete sidewalks are shown along the Glenwood Trail frontage.

Submitted elevation plans indicate brick front walls with the remaining sides containing horizontal siding.

RECOMMENDATION: No action necessary. Planning Commission will have a recommendation for the Council's meeting on February 5, 2018.

Date: 01/16/18


Interim Planning Director

Date: _____

City Manager

NOTICE OF CHANGE OF ZONE HEARING
BEFORE THE PLANNING COMMISSION AND CITY COUNCIL
TO CONSIDER AMENDMENTS TO THE GOLDSBORO ZONING CODE

Notice is hereby given that a public hearing will be held before the City Council and the Planning Commission of the City of Goldsboro, in the Council Chambers, upstairs in City Hall, 214 North Center Street, Goldsboro, North Carolina, at 7:00 p. m. on Monday, January 22, 2018.

Z-1-18 Timothy Haithcock – West side of Glenwood Trail between East Ash Street and Elm Street

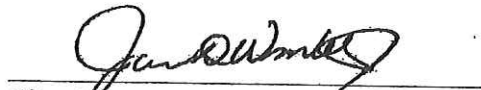
The Wayne County Tax Identification No. is 3519-12-1195. The property has a frontage of 209 ft., a depth of approximately 102.95 ft. and a total area of approximately 0.47 acres. The present zoning classification is Office-Residence. The proposed zoning classification is R-6 Residential Conditional District to allow the development of two duplex apartment buildings. Development plans (site and landscape plans) are submitted for approval separately.

The City Council of the City of Goldsboro may change the existing zoning classification of the entire area covered by the application or any part or parts of such area, to the classification requested, or to a higher classification or classifications without the necessity of withdrawal or modification of the application. Parties in interest and citizens shall have the opportunity to be heard and may obtain further information on the proposed change from the City of Goldsboro Department of Planning, City Hall Annex, 200 North Center Street, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If you plan to attend and require an interpreter, please contact the City Manager's office at City Hall at least four (4) days prior to the hearing.


Melissa Corser, City Clerk

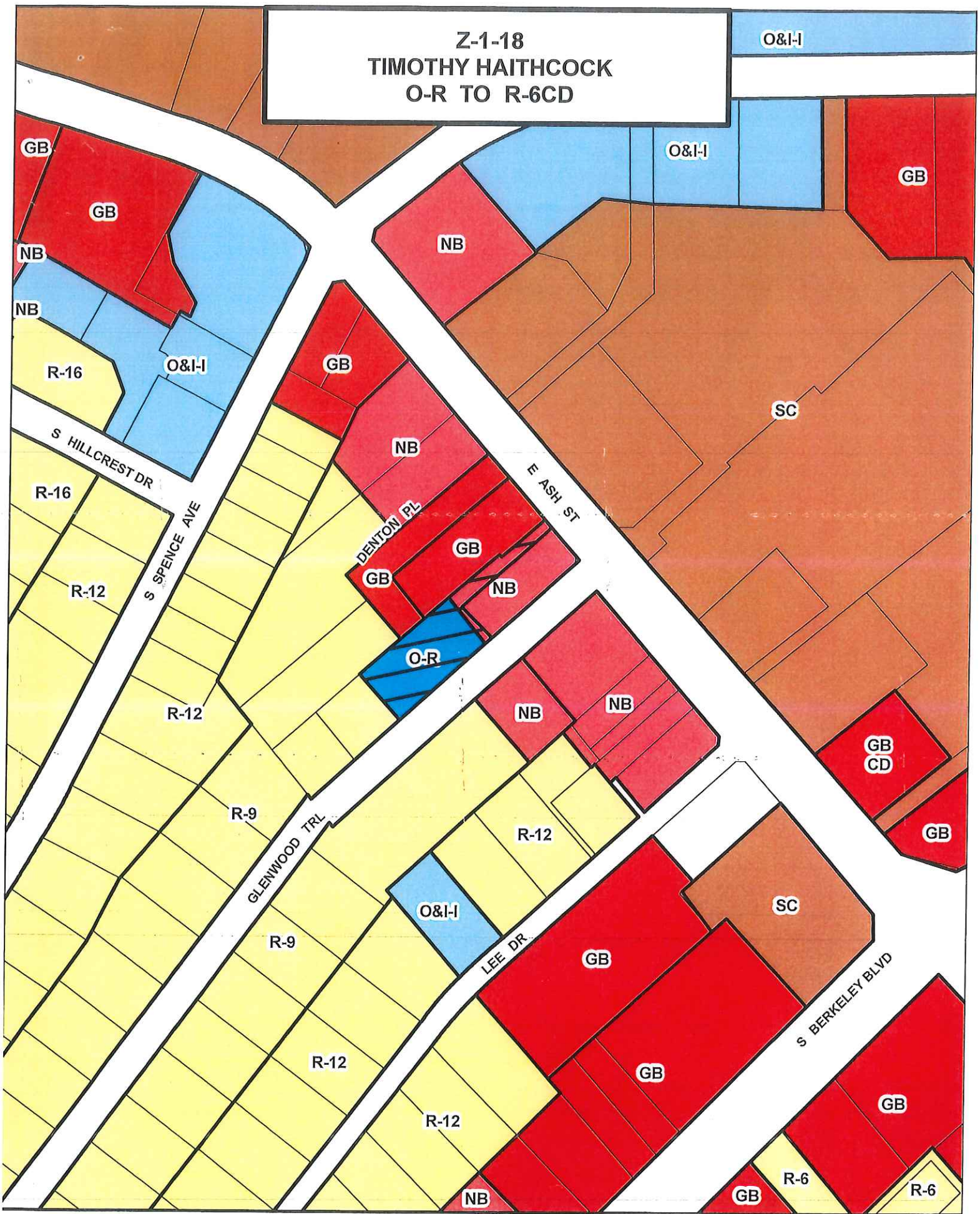
PUBLISH: January 4, 2018
January 11, 2018 |


City Attorney

Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD



Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD



Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD





DISTRICT PROPERTY ZONE 0-8
(CITY OF GOLDENROD)

PROPOSED PROPERTY ZONE R-6 CD
(CITY OF GOLDENROD)

AREA REQUIRED FOR FIRST UNIT = 6,000 SQ. FT. PLUS 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT

MINIMUM SETBACK REQUIREMENTS

FRONT = 25 FEET

REAR = 25 FEET

SIDE = 10 FEET

MAXIMUM HEIGHT = 35 FEET

PARKING 2 SPACES PER UNIT

PLANNING REQUIRED/PROPOSED = 5 SPACES (8' X 18')

WALK-PATH STANDARDS SHALL APPLY ONLY TO WALKWAYS AND TERRAZZO DEVELOPMENTS IN EXCESS OF FOUR

SHEDDING ONLY

PER NUMBER: 201921115

REFERENCE: DSD BOOK 2022 PAGE 236

AREA: 20,471 SQUARE FEET ON 0.470 ACRES

TOTAL IMPROVEMENTS AREA INCLUDING BUILDINGS AREA = 7,601 SQUARE FEET ON 0.179 ACRES

TOTAL IMPROVEMENTS AREA EXCLUDING BUILDING AREA = 13,870 SQUARE FEET ON 0.300 ACRES

TOTAL BUILDING AREA = 3,268 SQUARE FEET ON 0.089 ACRES

STATE REQUIREMENTS (SEE L&Z)

TOTAL AMOUNT OF LANDSCAPING REQUIRED IS DETERMINED BY THE

NUMBER OF UNITS AND THE TYPE OF UNITS. THE REQUIRED AMOUNT OF LANDSCAPING SHALL BE

THE LARGER OF THE FOLLOWING TWO AMOUNTS: 1. 100 SQUARE FEET PER UNIT. 2. 10% OF THE TOTAL

LOT AREA. THE REQUIRED AMOUNT OF LANDSCAPING SHALL BE 10,000 SQUARE FEET FOR THIS LOT.

7,261 SQ. FT. (0.167 AC) SQ. FT. = 0.26 (100%)

10,000 SQ. FT. (0.230 AC) SQ. FT. = 0.23 (100%)

REQUIRED LANDSCAPING AMOUNTS

10,000 SQ. FT. X 0.0015 = 1500 (15 PERCENT)

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| NO. | REVISION | DATE |
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| 1 | ISSUED FOR PERMITTING | 11-13-2017 |

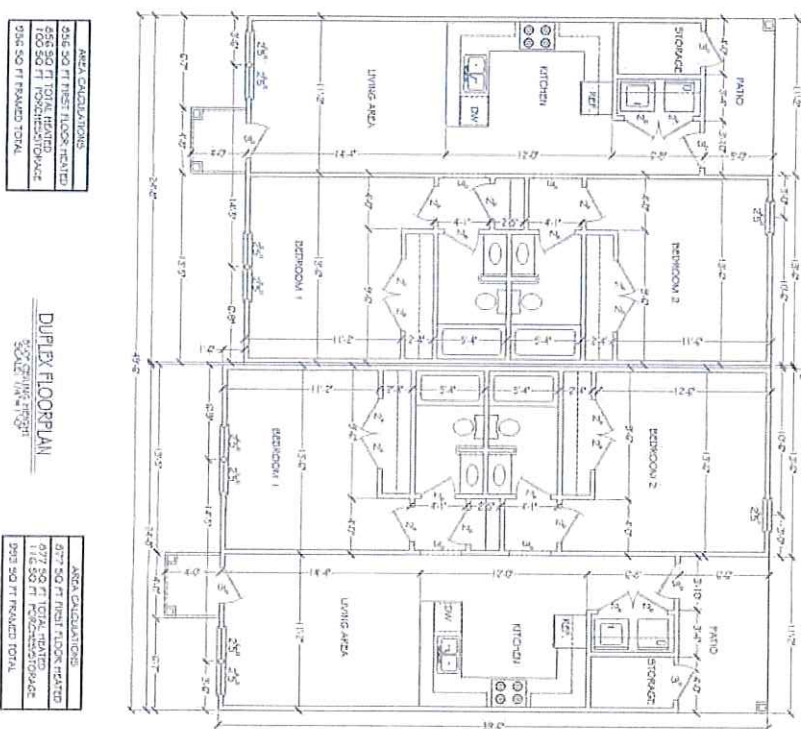
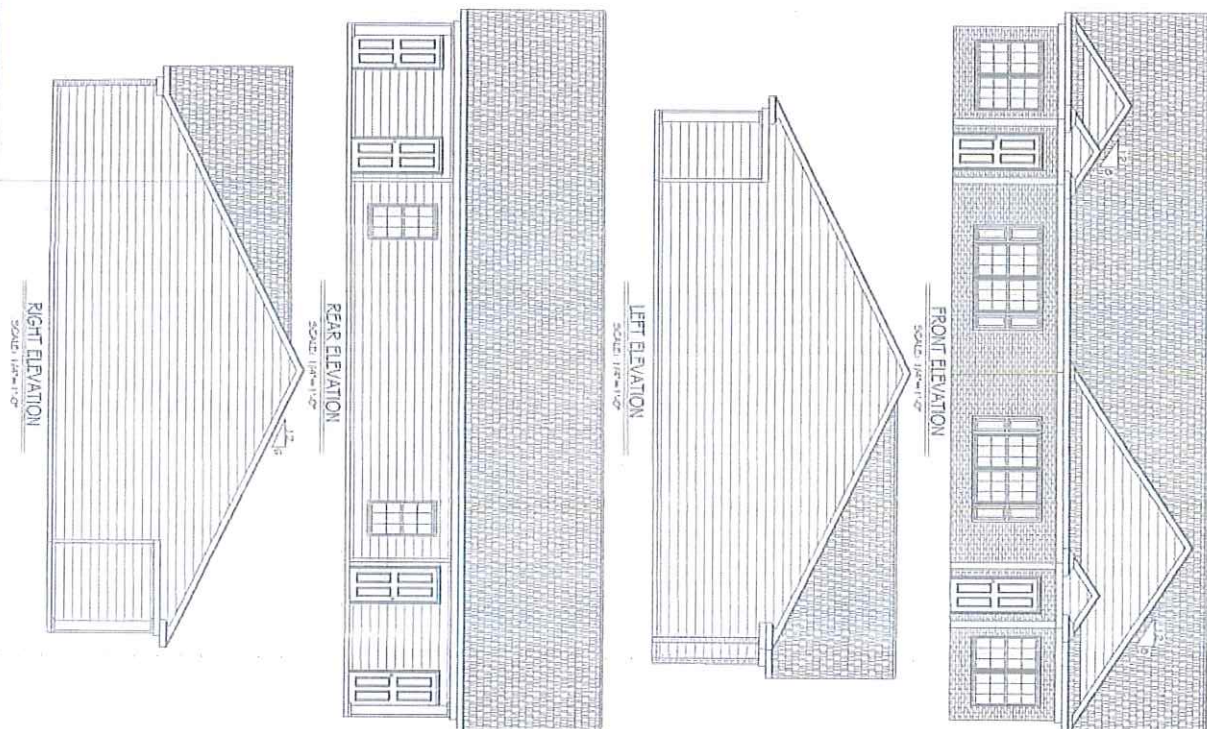
B. R. KORNIGER & SONS, INC.
LAND SURVEYING - ENGINEERING - PLANNING
1113 FARMWAY ROAD, GOLDENROD, NORTH CAROLINA 27534
919-705-4023
brikornig@brikornig.com



PROPOSED APARTMENTS REZONING / SITE PLAN
GOLDENROD TRAIL
WAVE COUNTY, N.C.

| | |
|-------|------------|
| DATE | 11-13-2017 |
| BY | BRK |
| SCALE | 1" = 50' |

PROPERTY OF
NORTH TIMOTHY HATHCOCK
1113 FARMWAY ROAD, GOLDENROD, NORTH CAROLINA 27534
919-705-4023
timhathco@gmail.com



DRAWING: APARTMENT FLOOR PLANS
SCALE: 1/4"=1'-0"
DATE: 10-25-17
SHEET #1

PREPARED BY:
KING'S DRAFTING & DESIGN
2026 HWY 258 SOUTH
SNOW HILL, NC 28580
252-341-4018

CLIENT:
Tim Heathcock Duplex Project

REVISIONS:

ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS DRAWING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN HEREON OR APPLIED WHERE SAME ARE IN CONFLICT. DRAWINGS SHALL BE USED IN PRESENCE OF SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NO DIMENSIONS SHALL BE CHANGED WITHOUT WRITTEN PERMISSION.

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: Sale of Real Property, Tax ID #3509-67-6318, 1501 Edgerton Street as recorded in the Wayne County Registry.

BACKGROUND: On November 11, 2017, Carlous R. Dawson offered to pay the City of Goldsboro the sum of \$24,420 for 1501 Edgerton Street and made a bid deposit of \$1,221.00.

The City of Goldsboro and County of Wayne acquired this property in July 2015. At the January 16, 2018 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.

DISCUSSION: 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 \$48,840. An advertisement appeared in the Goldsboro News-Argus on December 28, 2017. The ten (10) day upset bid period expired on January 8, 2018, 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 \$12,210 each minus expenses.

RECOMMENDATION: By motion, accept the offer from Carlous R. Dawson in the amount of \$24,420 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne.

Date: _____

Kaye Scott, Finance Director

Date: _____

 Scott Stevens, City Manager

Wayne County/City of Goldsboro Surplus Property
1501 EDGERTON STREET
PIN# 3509-67-6318



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING**

SUBJECT: NCDOT Acquisition of Right-of-Way-Patetown-Station 3

BACKGROUND: NCDOT's William Street Widening Project has identified right-of-way, permanent drainage easement and drainage utility easement necessary for the construction of the William Street Widening. NCDOT needs to acquire .049 acres of right-of-way, .015 acres of permanent drainage easement and .079 acres of drainage utility easement from Fire Station 3 located at 100 E. Patetown Road. As part of the right-of-way acquisition, NCDOT plans to acquire 385 sf. of asphalt paving, 660 sf of concrete paving and 180 linear foot of split rail fencing along the frontage of the fire station property. The required acquisitions should not have an impact on operations at the fire station.

DISCUSSION: NCDOT has obtained an appraisal from a Certified Land Appraiser demonstrating the fair market value of these right-of-way, easements, and associated improvements. The appraiser has valued these acquisitions at \$33,350 and NCDOT requests the City of Goldsboro accept the appraised value as compensation for the acquisition of the right-of-way and easements.

RECOMMENDATION: Staff recommends Council, by motion authorize the Mayor and City Clerk to sign and execute an agreement with NCDOT to convey the right-of-way and easements at Fire Station 3 for the amount of \$33,350.

Date: _____

Assistant City Manager

Date: _____

City Manager

North Carolina Department of Transportation

Right of Way Branch

Appraisal Summary Sheet

1. **TIP/Parcel No.:** U-2714 045 **WBS Element:** 38979.2.1 **County:** Wayne

2. **Owner(s):** City of Goldsboro **Fed Aid Project:** N/A

3. **Plan Sheet No.:** 6 **Survey Stations:** Right of SS 10+25.00 to SS 12+35, SL Y6

| 4. Land Areas: | AREA LT.OF R/W | AREA IN R/W | AREA RT. OF R/W | TOTAL |
|--------------------------------------------|----------------|-------------|-----------------|----------|
| | 0.000 ac | 0.049 ac | 0.934 ac | 0.983 ac |
| 5. Less: Land Area in Existing R/W: | 0.000 ac | 0.000 ac | 0.000 ac | 0.000 ac |
| 6. Appraise Net Areas | 0.000 ac | 0.049 ac | 0.934 ac | 0.983 ac |

7. **Easements:** TCE: 0.000 ac DRAINAGE: Temp 0.000 ac Perm 0.015 ac
PUE: 0.000 ac OTHER: DUE: 0.079 ac

| 8. Improvements Lt. of R/W | Improvements to be Acquired | Improvements Rt. of R/W |
|----------------------------|---------------------------------------|-------------------------------|
| None | Asphalt Paving & Concrete Paving | 1SBK Fire Station, Concrete |
| | Split Rail Wood Fencing & Landscaping | Asphalt, Gravel & Landscaping |
| | | |
| | | |

9. Rights and Interests to be Appraised: **Unencumbered Fee Simple Interest**
(Subject to Existing Easements and Restrictions as Affected by Highway Acquisition.)

10. Estimated "**MARKET VALUE**" of Property Immediately Before:

Land \$ 191,675
Affected Improvements \$ 7,300
TOTAL \$ 198,975

11. Estimated "**MARKET VALUE**" of Property Immediately After:

Land \$ 165,625
Affected Improvements \$ 0
TOTAL \$ 165,625

12. "**DIFFERENCE**" Between Before and After Value (If Benefited, Type "**BENEFITS**") \$ 33,350



11/17/17

Signed

Date of Appraisal

Name: Justin W. Shepperd **Phone:** (910) 833-8291
Address: 3905 Oleander Drive, Suite 3
Wilmington, NC 28403
E-Mail Address: justin@cfregroup.com



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Limiting Conditions

Unless specifically stated otherwise in this report, this appraisal is contingent upon the following premises and conditions:

I assume no responsibility for legal matters nor do I render any opinion as to the title, which is assumed to be good. Any existing liens or encumbrances, now securing the payment of money, have been disregarded.

The opinions, estimates, data and statistics furnished by others are assumed to be correct. I assume no responsibility for errors or omissions, nor for undisclosed information which might otherwise affect the valuation estimate.

The distribution of the total valuation between land and improvements applies only under the hypothesis of highest and best use. The separate valuations for land and improvements must not be used in conjunction with any other valuation estimate. They are invalid if so used.

Values are reported in dollars based on currency prevailing on the effective date of the appraisal.

Inflation has been a fact of life in our economy for decades. Its erosive effect on purchasing power has been more apparent in the past decade. The appraiser is faced with a choice between constant or changing dollars, in conducting the various analyses. Constant dollars implies a constant purchasing power regardless of the time frame. Changing dollars are those expected to be paid or recovered. Rates of return on realty investments are typically quoted in changing dollars, particularly mortgage interest rates and land yield rates. It is neither customary nor convenient to convert future income estimates to constant dollar equivalents with the passage of time. Thus, the analyses and value estimates are conducted in the context of changing dollars.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structure that would make it more or less valuable. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances.

I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

The North Carolina Department of Transportation has specific guidelines with respect to the reporting process. As a result, this report is subject to the Jurisdictional Exception Rule of USPAP with respect to Standard Rules 1 and 2.

The Uniform Standards of Professional Appraisal Practice, USPAP, Advisory Opinion 28 (AO-28) Scope of Work Decision, Performance, and Disclosure discusses how the Scope of Work Rule provides flexibility in determining the scope of work so long as the scope of work is sufficient to produce credible assignment results. This Advisory Opinion states: "The client, for example might request that the appraiser include, or exclude, specific inspection, data collection, or analysis in the scope of work. The appraiser may accept an assignment with these types of assignment conditions provided that the assignment results are credible in the context of the intended use." Considering the intended use of this report, which is to assist in acquisition of private property for public use under North Carolina eminent domain laws, excluding unaffected improvements and land areas in a before and after appraisal is deemed acceptable, when appropriate. It is North Carolina Department of Transportation's policy that a credible assignment result can be reached by not assigning value to any improvements or land areas deemed unaffected by the highway project. The reason behind this policy stems from the fact that unaffected land and improvements would have the same value in both the before and after situations. Therefore, it would serve no purpose to go into extensive detail about unaffected land or improvements in order to solve the appraisal problem presented by the client.

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

The subject currently utilizes the two driveways for access and maneuvering to and from E. Patetown Road. These two area will be impacted by a "DUE" in the "after". According to information provided by NCDOT the area within the proposed "DUE" will be allowed to be utilized as maneuvering area after the project is completed. This information is assumed to be correct and if found to be false this report would be rendered invalid.

Appraisal Items and Scope of Work

As part of this appraisal, a number of independent investigations and analyses were conducted. In addition to data compiled on a regular basis, the investigations undertaken and major data sources used are listed below:

Client and Intended Users of the Report

The “client” of this report is Right of Way Consultants, LLC. The “intended users” of this report are Right of Way Consultants, LLC, the North Carolina Department of Transportation and/or its assigns, the North Carolina Department of Justice, the Federal Highway Administration (FHWA), and the appropriate Trial Court and Jury. This appraisal report is prepared for the sole and exclusive use of the appraiser’s client and/or its assigns.

Intended Use of the Report

The appraisal report and estimate values are to assist in the acquisition of private property for public use under North Carolina eminent domain laws.

Identification of the Property

The 0.983-acre improved site located on the southeast side of E. Patetown Road approximately 95’ northeast of its lighted intersection with N. William Street. The property has a physical street address of 100 E. Patetown Road, Goldsboro, North Carolina 27530. This property can be further identified as Wayne County Parcel ID 3600352473.

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements.

Property Rights Appraised

This appraisal considers all those rights that are held in fee simple. A fee simple estate is defined as “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat”, *The Appraisal of Real Estate*, 14th Edition, page 5. The valuation estimate further assumes that the property is free and clear of all encumbrances, except those noted in the deed, and available for its highest and best use.

Definition of Value

The market value definition has been taken from *The Appraisal of Real Estate*, 14th Edition, page 59 and is as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a "fair sale", the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted anyone associated with the sale."

Effective Date

The effective date of this report is the last date of inspection, November 17th, 2017.

Date of Report

The date of report is November 21st, 2017.

Extraordinary Assumptions

"An extraordinary assumption is something that is believed to be true for the sake of the appraisal but that may or may not in fact be true as of the effective date of the appraisal", *The Appraisal of Real Estate*, 14th Edition, page 53.

The parcel size has been taken from information provided by the North Carolina Department of Transportation. According to this information the subject parcel totals 0.983-acres. We were not provided a wetlands delineation; therefore, this appraisal is based on the extraordinary assumption that the entire 0.983-acres are uplands. This information is assumed to be correct and if found to be false this report would be rendered invalid.

The subject currently utilizes the two driveways for access and maneuvering to and from E. Patetown Road. These two area will be impacted by a "DUE" in the "after". According to information provided by NCDOT the area within the proposed "DUE" will be allowed to be utilized as maneuvering area after the project is completed. This information is assumed to be correct and if found to be false this report would be rendered invalid.

This appraisal is based on the extraordinary assumption that the acquisition will occur as depicted on the plan sketch provided in the appraisal report. If any modifications are made to the project design or areas of acquisition, the appraiser reserves the right to alter the appraisal report to reflect such modifications.

Hypothetical Conditions

“A hypothetical condition is something that is known to be contrary to fact as of the effective date of the appraisal but that is taken to be true for the purpose of the appraisal”, *The Appraisal of Real Estate*, 14th Edition, pages 53-54.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

This appraisal is based on the hypothetical condition that the subject property is appraised with no knowledge of the project in determining the “before” value.

This appraisal is based on the hypothetical condition that the project is completed in determining the “after” value.

Inspection of the Subject Property

Justin W. Shepperd contacted Randy Guthrie (Assistant City Manager) on 11/16/2017 via phone and email to arrange a time to inspect the property. Mr. Guthrie said the site could be inspected on 11/17/2017 and someone with the fire department would meet with the appraiser at the site. Therefore, Justin W. Shepperd inspected the site on 11/17/2017 after meeting with the onsite caption. At the time of the inspection no issues or concerns were mentioned. The date of this appraisal is as of the last date of inspection, 11/17/2017.

Area and Neighborhood Analysis

Examined information provided by Wayne County concerning demographics, land use policies and trends, growth forecasts and employment data. Information concerning the subject neighborhood was taken from a physical inspection and observation of the area.

Highest and Best Use Analysis

Through the data collected and analyzed in the steps above, the appraiser formulated an opinion of the subject's highest and best use based on the physical, legal and most financially feasible uses of the site. This analysis was performed on the subject “as if vacant” and “as improved” if applicable. Once the highest and best use conclusion was developed, the appraiser determined the appropriate valuation technique(s) applicable to the appraisal problem. The valuation techniques utilized in this report are discussed in more detail below.

Affected/Unaffected Land and Improvements

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.

Approaches to Value

Land Sales by Comparison Approach to Value: Land transfers were obtained by researching comparable land sales.

Cost Approach to Value- The cost for the affected improvements was taken from cost estimates provided by local contractor John Cockrum with Environments Unlimited. The concluded land value was then added to the estimated construction cost to determine the value by this approach.

The improved sales comparison and the income approaches will be omitted from this report due to the fact that the building and a majority of the site improvements are not being affected by this project. As previously stated, improvements unaffected by the project will not be valued in this report. The valuation technique used in this report is a generally accepted appraisal method and produces a credible assignment result.

Type of Report

According to the Appraisal Institute and Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP), there are two narrative report types. A brief description of each report type is addressed below:

Appraisal Report: This report is the most detailed report type. The information considered and the appraisal procedures followed in this report may be included in summary form. The Appraisal Report “requires the appraiser to summarize the information analyzed and the reasoning that supports the analyses, opinions, and conclusions.” (USPAP, 2016-2017 Edition, Advisory Opinion 11)

Restricted Appraisal Report: This report is the least detailed of the report options. This report “must state the appraisal methods and techniques employed, state the value opinions and conclusions reached and reference the work file.” (USPAP, 2016-2017 Edition, Advisory Opinion 11)

It is the intent of the appraiser that the following report meets the requirements of an Appraisal Report.

Purpose of the Report

This report has three purposes.

1. The first purpose of this report is to estimate the “as is” before value of the land and affected improvements, as of the last date of inspection, November 17th, 2017.
2. The second purpose of this report is to estimate the “as is” after value of the land, as of the last date of inspection, November 17th, 2017.
3. The third purpose of this report is to estimate the difference in the before and after value, as of the last date of inspection, November 17th, 2017.

Owner of Record

According to the Appraisal Request/Summary Sheet and the Wayne County Tax Office, the current owner of record is the City of Goldsboro, whose mailing address is P.O. Box A, Goldsboro, North Carolina 27533.

History of the Property

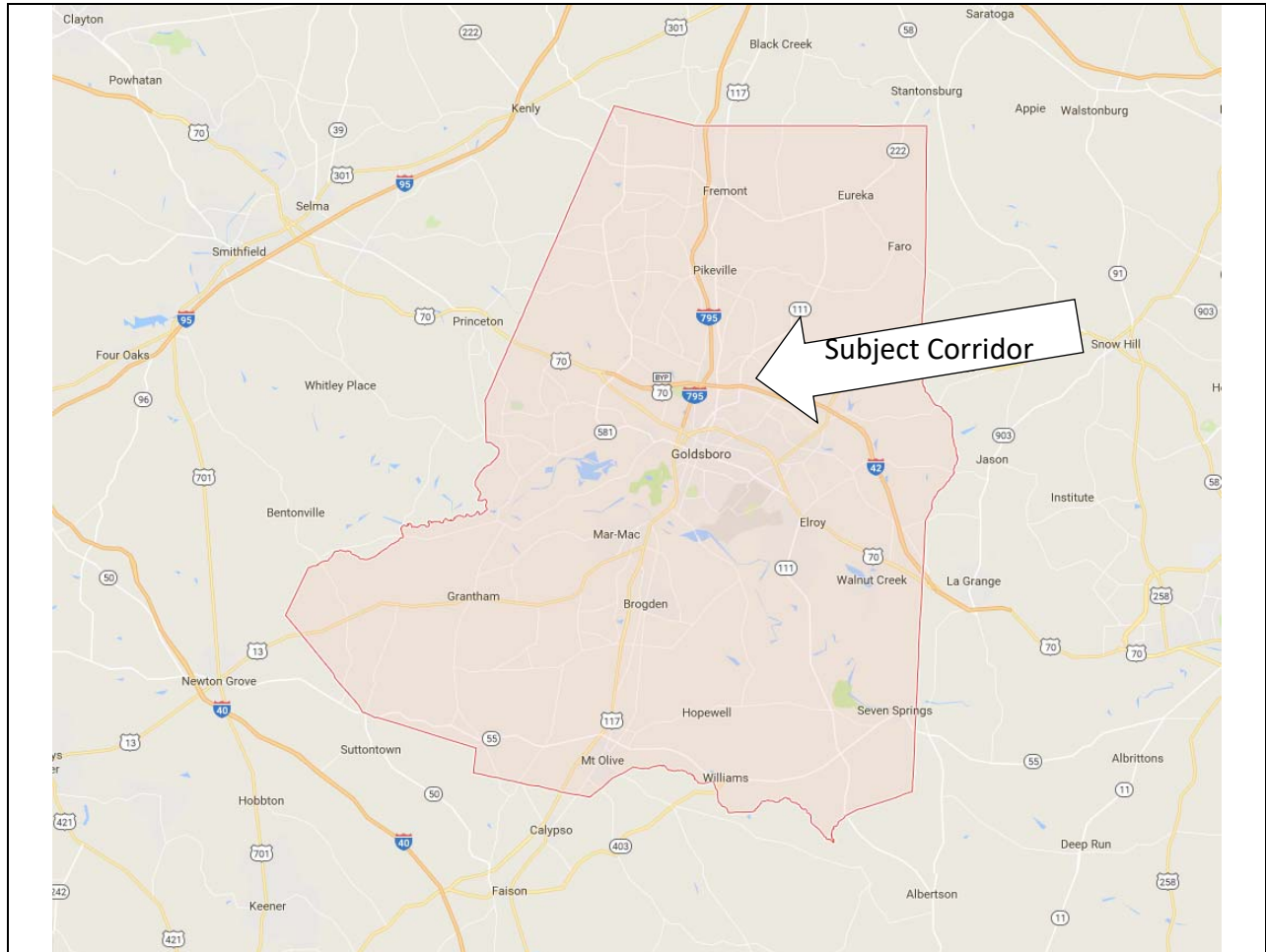
The property transferred from Edward Kemp Barden and wife, Lee C. Barden to the City of Goldsboro by deed recorded on October 14th, 1964 as recorded in the Wayne County Register of Deeds in Deed Book 624 at Page 493. According to the deed and tax card there did not appear to be a consideration for this transaction. A copy of this deed can be found in the addenda of this report.

To the appraisers knowledge there have been no transactions at the subject site within the last five years.

To the appraisers knowledge the subject property is not listed for sale or lease, nor is it under contract of sale or lease.

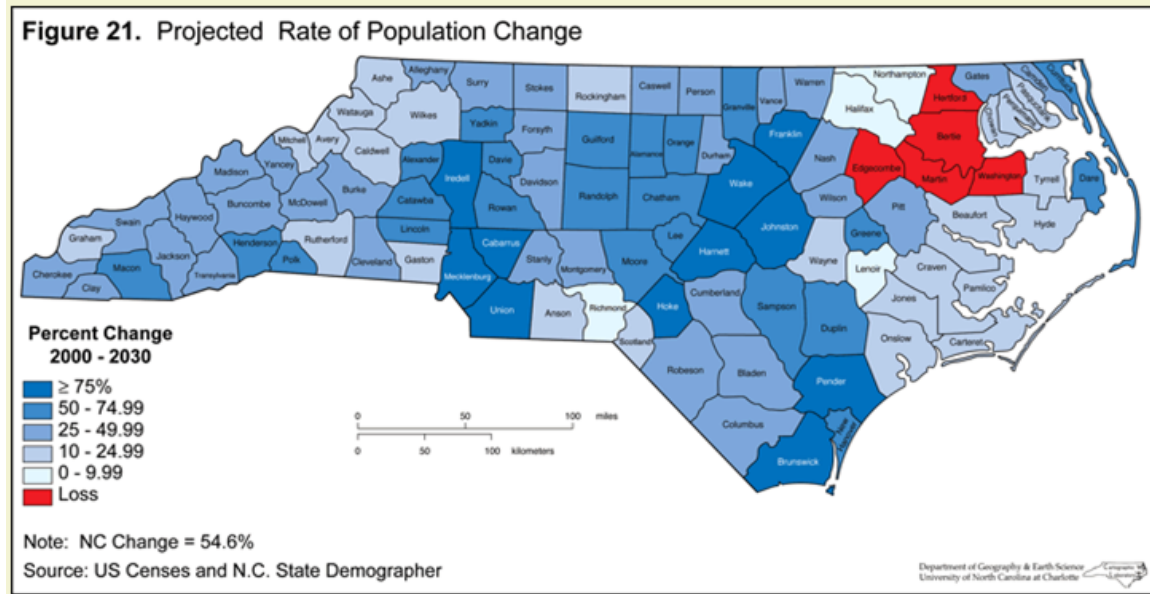
Analysis of the Market Area & Neighborhood Description

The subject neighborhood is located centrally in Wayne County in an area known as Goldsboro. It is bound by the US Highway 70 Bypass to the north, NC Highway 42 to the northeast, the Wayne/Johnston County line to the northwest and the US Highway 117/13 intersection to the southwest. Goldsboro is approximately 55.0-miles southeast of the state capital of Raleigh. The subject neighborhood known as Goldsboro is located off the eastern side of Interstate 795 between the Towns of Smithfield and Kinston.



The *US Census* projects that by 2030 North Carolina will be the 7th most populous state in America with over 12.2 million residents. The NC State Demographer has projected that North Carolina's population will increase by 54.6% between 2000 and 2030. Eleven counties are expected to increase by 75% or more (Figure 21 below). While Wayne County is located very close to Raleigh and multiple fast growing areas it is only expected to increase by 10% to 24.99% by 2030.

NORTH CAROLINA PROJECTED POPULATION CHANGES



As of 2010, Goldsboro's population was 36,437 and Wayne County's population was 122,623 which grew 1.6 percent between 2010 and 2013, compared to North Carolina's population growth of 3.3 percent during that time, according to the U.S. Census Bureau. The county is projected to grow 4.4 percent between 2010 and 2020 according to the study.

The slower growth of this county and town can be attributed to the town's close proximity to two other counties that are growing much more rapidly, Wake and Johnston Counties. Wake and Johnston Counties are growing much more rapidly due to their proximity to the Research Triangle.

Goldsboro is best known as home to Seymour Johnson Air Force Base. The city is also occupied by the high education institutions of Wayne Community College and North Carolina Wesleyan College, Goldsboro campus. The city is also home to Cliffs of the Neuse State Park which has several hiking trails, picnic areas, a swimming area, fishing areas and a nature museum. Also located in the city is the Oheb Shalom synagogue's Romanesque Revival building, one of the few remaining nineteenth-century synagogues in the United States, and the second oldest synagogue building in the state. Wayne Memorial Hospital, a medical facility located in Goldsboro, is the county's second largest employer. Some of the more notable and top employers in the area are The Seymour Johnson Air Force Base, Wayne County Public Schools, Wayne UNC Healthcare and Case Farms. The most common sectors, by number of people living in Goldsboro, NC, are Educational Services & Healthcare, Manufacturing, and Retail Trade.

Seymour Johnson Field, located to the southeast of Goldsboro, was opened June 12, 1942 as Headquarters, Technical School and Army Air Forces Technical Training Command. In June 1943, a secondary mission was added which included preparation of officers and men for overseas duty. The unit was known as the Provisional Overseas Replacement Training Center. Seymour Johnson Field received a third mission in September 1943: to provide basic military training for cadets preparing to become technical officers in the Army Air Corps. The 75th Training Wing was established to conduct the program through its Aviation Cadet Pre-Training School. The base's name was changed to Seymour Johnson AFB in 1947 following the establishment of the US Air Force as an independent service and the city's population and businesses increased as a result of the federal defense installation.

Wayne UNC Healthcare, formerly Wayne Memorial Hospital, is located to the northeast of Goldsboro, was opened in 1896. The hospital was founded in 1896 and is the second-largest employer of Wayne County. The facility is licensed for 316 beds and has a staff of over 124 physicians and dentists.

Raleigh is located approximately 55 miles northwest of the subject neighborhood. It has been known as the "City of Oaks" for its many large oak trees. The City of Raleigh covers a land area of 142.8 square miles and is broken down into seven major sections: Downtown, Midtown, East Raleigh, West Raleigh, North Raleigh, South Raleigh, and Southeast Raleigh. With the exception of Downtown, most other areas of Raleigh feature relatively suburban settings with neighborhoods to include both commercial and residential uses. Transportation arterials are extensive with I-40, US 1, US 70 and US 401 intersecting the city. Raleigh also features an inner beltline (I-440) which circles the City's core. An outer beltline (I-540) is under construction and partially completed which will circle Raleigh upon completion.

The City of Goldsboro is nestled in the heart of eastern NC between Raleigh and the coast, with a heritage that has deep military and agricultural roots. Goldsboro was originally a railroad junction that played a large role in the Civil War as well as being the home for Seymour Johnson AFB. The city is also home to the Goldsboro Milling Company that is the 10th largest hog producer in the United States as well as a major producer of turkeys and The Mt. Olive Pickle Company. The City describes itself with 4 P's: pigs, pickles, planes, and poultry! The City hosts events such as Beak Week Poultry Festival, award-winning historic downtown, NC Pickle Festival and Wings Over Wayne Air Show to showcase its unique history.

Some of the commercial uses running along US Highway 70 include Bojangle's, Best Distributing Beacon Roofing Supply Company, Goldsboro UEC Theater 12, Taco Bell, McDonald's, Pizza Inn, Memorial Commons Shopping Mall, Harris Teeter, a Walmart Super Center and Target. N Berkeley Blvd connects to US Highway 70 on the east side of town and provides access to the Eastgate Shopping Center and Berkeley Mall. Also located along NC Highway 70 are multiple national hotel chains including a Quality Inn, a Country Inn & Suites and an Econo Lodge.

Physical characteristics of the neighborhood include level to sloping topography and soil characteristics that are generally favorable for development. Municipal utilities are located along certain section of this neighborhood.

Additional educational and recreational facilities appear to be adequate and within easy commuting distance. The area has good access to vehicular transportation routes.

The main corridor in the subject's immediate neighborhood is the North William Street corridor. This is an undivided roadway with two lanes in each direction. The street runs from Downtown Goldsboro at the south to US Highway 70 Bypass at the north. The predominant uses along this corridor consist of light industrial businesses and small neighborhood retail establishments, with some older residential uses. US Highway 70 extends to NC Highway 70 Bypass to the southeast. Uses along this corridor are mainly commercial uses that serve the surrounding residential uses. W Ash Street runs eastbound in this area and connects US 117 Alt to the west to US Highway 70 to the east.

The majority of newer commercial development in the area is located at intersections of the major roadways.

In summary, the subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase. This was further supported by local broker Chris Cox with Cox Properties who indicated the Wayne County market has remained relatively stable over the last few years. Mr. Cox described the Goldsboro area and real estate market as slow and steady in both supply, demand and sales prices.

The Land - Before

Location

The 0.983-acre site located on the southeast side of E. Patetown Road approximately 95' northeast of its lighted intersection with N. William Street. The property has a physical street address of 100 E. Patetown Road, Goldsboro, North Carolina 27530. This property can be further identified as Wayne County Parcel ID 3600352473.

Size/Shape/Dimensions

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95' northeast of its intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. Due to the numerous dimensions of the site, the reader's attention is focused to a copy of the aerial map located to the right.



Aerial map of subject.

Topography

The site can be characterized as improved, level and at grade with E. Patetown Road. According to FEMA Flood Zone Map Number 3720360000J, dated 12/2/2005, it does not appear that the subject lies within a flood zone. According to the Web Soil Survey Map the main subject soil type is Ra; Rains sandy loam with 0 to 2 percent slopes. A copy of the flood and soil maps can be found in the addenda of this report.



Picture taken by Justin W. Shepperd on 11/17/2017

Utilities and Services

Electricity is available. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. Police, rescue and fire protection is provided the City of Goldsboro.

Access

According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. Currently the subject can be accessed via two curb cuts along the southeast side of E. Patetown Road.

Easements and Restrictions

To the appraiser's knowledge, there do not appear to be any easements other than those typical for street and utility purposes.

Aerial Map

An aerial map of the subject is located above.

Legal Description

A copy of the legal description is located in the addenda.

The Improvements - Before

Affected Site Improvements

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.



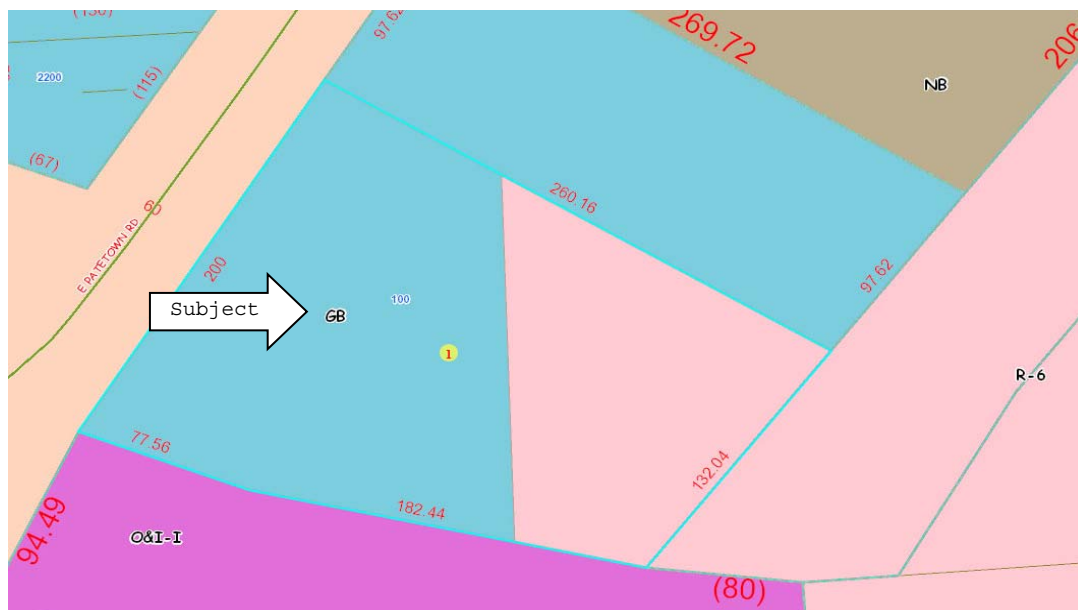
Picture taken by Justin W. Shepperd on 11/17/2017

Zoning and Applicable Ordinances

According to Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

The General Business district is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.



Some of the legal uses within the General Business District include, but are not limited to; Multifamily (three or more units), duplex (two attached units/lots), single family attached, single family detached, single family modular home, townhomes, fire station, government offices, library, public parks, automobile rental/leasing-no sales, automobile washing establishment, banks, finance and insurance offices, clinic, medical, therapeutic, day care centers-child, dry cleaning, offices-business, medical, and professional excluding retail trade and home occupations, and self-storage-mini warehouse.

The dimensional requirements for the subject are:

| | |
|--------------------------|------|
| Minimum Lot Area: | N/A |
| Minimum Lot Width: | N/A |
| Minimum Front Yard: | 20' |
| Minimum Rear Yard: | 25' |
| Minimum Side Yard: | 15' |
| Maximum Building Height: | N/A* |

*In all non-residential zoning districts, all structures exceeding fifty (50) feet in height, excluding highrise signs, shall be setback from the adjoining property lines a minimum distance of one hundred fifty percent (150%) of the structure's height.

Restrictive Covenants

To the appraisers knowledge the property is not subject to any restrictive covenants.

Other Government Regulations

There are reviews of proposed improvements by local, state and federal agencies for conformity with building, fire and sanitation ordinances, subdivision regulation, flood plain management regulations and other requirements. Also, Wayne County reviews and approves major developments to insure conformity with land use programs.

Real Estate Taxes and Assessments

Appraised Tax Value

The last valuation in Wayne County was January 1, 2011. The next valuation is January 1, 2019. Properties are assessed at 100% of appraised value.

Tax Rates

The tax rate for Wayne County is \$0.6635 per \$100 of value and the City of Goldsboro tax rate is \$0.65 per \$100 of value. This equates to a combined tax rate of \$1.3135 per \$100 of value.

Assessed Value

The land at the subject has been assessed for \$24,220 and the improvements have been assessed at \$124,370. This indicates a total consolidated tax assessment of \$148,590 for the subject property. Application of the ad valorem tax rate of \$1.3135 per \$100 of value, to the total assessment indicates the following tax levy for the subject;

$$(\$148,590/100) \times \$1.3135 = \$1,952 \text{ (r)}$$

The “as is” market value of the site is much higher than the assessed value as the mass valuation technique used by the county does not consider the specifics of this property such as the highest and best use. Therefore, the market value determined within this report is more reflective of market value.

Marketing & Exposure Time

Marketing Time

Marketing time is best summarized as the time it would take to sell the subject if exposed to the market beginning on the date of this valuation. Based on interviews with market participants and studies of similar projects, a six to twelve month marketing time is considered an adequate time to sell this property.

Exposure Time

Exposure time is best summarized as the length of time the subject would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation. An exposure time of six to twelve months appears adequate.

Highest and Best Use – Before

According to *The Appraisal of Real Estate, 14th Edition*, page 333 the Highest and Best Use is defined as follows:

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

The highest and best use of the land as though vacant and improved must meet four implicit criteria: physically possible, legally permissible, financially feasible and most profitable.

Highest and Best Use as if Vacant

Physically Possible

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95' northeast of its lighted intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. The appraiser did not note any physical limitations which would inhibit the development of this site. The subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase.

Legally Permissible

According to Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. However, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

Some of the legal uses within the General Business District include, but are not limited to; Multifamily (three or more units), duplex (two attached units/lots), single family attached, single family detached, single family modular home, townhomes, fire station, government offices, library, public parks, automobile rental/leasing-no sales, automobile washing establishment, banks, finance and insurance offices, clinic, medical, therapeutic, day care centers-child, dry cleaning, offices-business, medical, and professional excluding retail trade and home occupations, and self-storage-mini warehouse.

Financially Feasible

There may be numerous alternative uses for the subject site, “as if vacant”. However, these uses must be further analyzed to determine those that are likely to produce some income or return greater than the combined income needed to satisfy operating expenses, financial expenses and capital amortization. All uses that are expected to produce a positive cash flow and return are regarded as financially feasible.

“As if vacant”: In order to determine the single highest and best use of the subject property, a market and feasibility study should be completed, taking into account the following factors: the total costs of site preparation and construction; the potential rental income that may be generated from various potential improvements in future years; the operating expenses associated with the operation of each of these alternative types of real estate development; the current and projected supply and demand for such alternative types of real estate space (to determine projected absorption of each alternative); the economic lives and projected market values of each alternative development; and other complimentary considerations.

Once each possible alternative is analyzed for its economics, the most financially advantageous alternative would be selected as being the most “Financially Feasible.” Based on the subject’s physical characteristics, legal specifications and surrounding land uses the appraiser feels that the most financially feasible use of the subject, “as if vacant”, is for the construction a retail/office use that takes advantage of the subject’s location in close proximity to the lighted intersection of N. William Street/E. Patetown Road.

Most Profitable

Based on the subject’s physical characteristics, legal specifications and surrounding land uses, the most profitable use of the subject, “as if vacant”, is for the construction of a retail/office use that takes advantage of the subject’s location in close proximity to the lighted intersection of N. William Street/E. Patetown Road.

Highest and Best Use as Improved

Physically Possible

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95’ northeast of its intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200’ of frontage on the southeast side of E. Patetown Road. Currently the subject can be accessed via two curb cuts along the southeast side of E. Patetown Road. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. The subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. According to the Wayne County tax card the building was constructed in 1970. The subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase.

Legally Permissible

Based on a physical inspection of the property and according to Sally Johnson at the City of Goldsboro Planning and Zoning Department, it appears that the subject is a legal conforming use of the GB: General Business district.

Financially Feasible

In consideration of the size and location the most financially feasible use of the subject, “as improved”, is for its continued use as a fire station with related site improvements.

Most Profitable

The current use of the subject property as a fire station with related site improvements satisfies the first three tests of highest and best use “as improved”. Therefore, the highest and best use of the subject, “as improved”, is for its continued use as a fire station with related site improvements.

Valuation Methodology

To estimate the market value of the subject, two methods or techniques will be employed.

The first technique is the Land Value by Comparison. In this technique, the market value of the land, assuming it were vacant, is estimated. This technique compares the subject site to various sales and offerings of sites that are available for a similar highest and best use. Adjustments are then made for any dissimilarity between the transactions analyzed and the subject. To facilitate the comparison process, the sale prices are reduced to incremental values of price per acre.

The second technique is the Cost Approach, which is composed of the market value of the land and the value of the affected site improvements. The market value of the land, assuming it is vacant, is estimated using the land value by comparison approach (as noted above). After estimating the market value of the land, a determination of the reproduction costs of the improvements must be estimated. These value estimates for the improvements are combined with the land value by the cost approach.

The improved sales comparison and income approaches to value will be omitted from this report due to the fact that the building and a majority of the site improvements are not being affected by this project. As previously stated, improvements unaffected by the project will not be valued in this report. The valuation technique used in this report is a generally accepted appraisal method and produces credible assignment results.

Land Value by Comparison - Before

Comparable Land Transactions

The value of the subject site has been estimated by direct comparison with the following transactions.

Adjustment Criteria for the Comparable Land Sales Data

Overview

Inherent in the comparable sales data are variances from the subject relative to real property rights appraised, financing terms, condition of sale, date of sale, location and physical characteristics.

In order for the comparison process to be meaningful, differences must be accounted for through a process of adjustment. In this process the comparable transactions are brought into sync with the subject.

In many instances the basis for an adjustment is inherent in the data itself. This represents an objective adjustment process.

Real Property Rights Conveyed

When applicable, this adjustment is utilized to equate real property interest conveyed. The process involves determining the real property rights conveyed of the subject and the comparable transactions.

Financing Terms

This adjustment is necessary when two identical properties are sold at different prices due to one having more or less, favorable financing. Typically a transaction price may be affected by above or below market interest rates. Other situations affecting sales price may be a purchase money mortgage or assumption of an existing loan.

Conditions of Sale

This adjustment represents the differences of motivation between a particular buyer and seller. Examples may include the sale between family members at a below market price, a bankruptcy auction or if the seller is extremely motivated.

Market Conditions

According to local broker Chris Cox with Cox Properties the Wayne County market has remained relatively stable over the last few years. Mr. Cox indicated that the Wayne County market, especially Goldsboro never really felt the effects of the sharp rise and fall of prices from 2006–2010. Mr. Cox described the Goldsboro commercial real estate market as slow and steady in both supply, demand and sales prices with the majority of new development around the intersections of the major highways. Therefore, based on the information provided by Mr. Cox and a review of the sales over the last few years a 0% market conditions adjustment will be applied.

Physical Characteristics

The adjustments of size, shape, location, frontage/visibility, access/topography, utilities, zoning and easements may be necessary in order to equate the characteristics of the comparable transactions with those of the subject. Through objective analysis of paired sales comparing a parcel subdivided from a larger tract may indicate a size adjustment is necessary.

Market research and interviews with local developers have shown that buyers will typically pay approximately 10% more for a site that has full access to municipal water and sewer services (5% for water and 5% for sewer).

Sale 1

An upward adjustment of 5% is applied to this sale for its larger site size. Typically larger sites sell for smaller increments of value than smaller sites. A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along Wayne Memorial Drive directly to the rear of a Wal-Mart.

Sale 2

A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along S. NC Highway 111.

Sale 3

An upward adjustment of 5% is applied to this sale for its larger site size. Typically larger sites sell for smaller increments of value than smaller sites. A downward adjustment of 10% was applied to this sale for its superior location along US Highway 70 W. A downward adjustment of 10% is applied to this sale for its superior frontage/visibility along two corridors (corner).

Sale 4

An upward adjustment of 10% was applied to this sale for its inferior (triangular) shape. A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along S. NC Highway 111. A downward adjustment of 10% was applied to this sale for its superior frontage/visibility along two corridors (corner).

Sale 5

This sale is considered very similar to the subject.

These adjustments are reflected in the following chart.

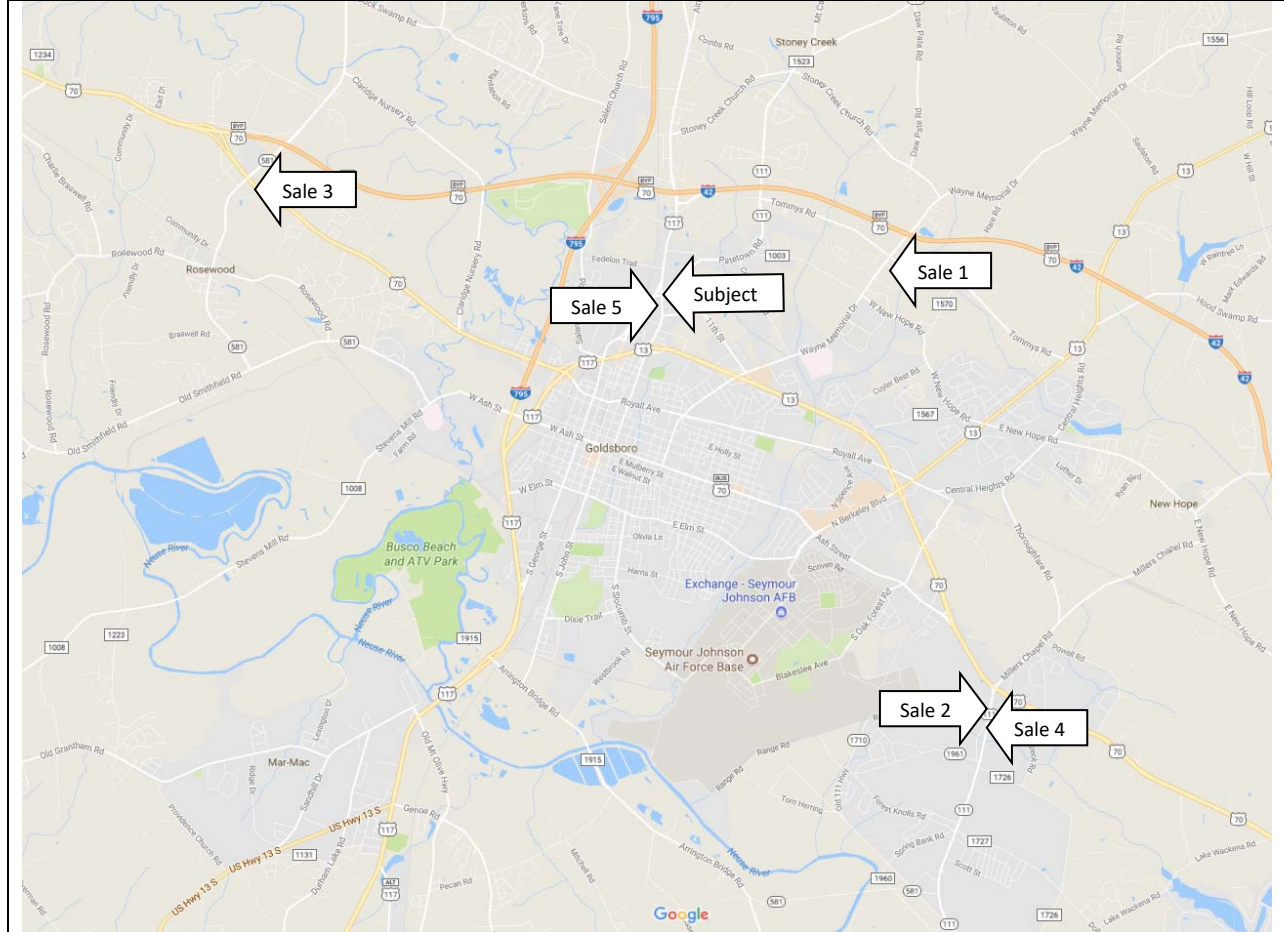
| Comparable Land Sales | | | | | |
|--------------------------------|------------|------------|------------|------------|------------|
| Appraisal Date | | 11/17/17 | | | |
| Market Conds Adjustment | | 0.0% | | | |
| Size of Subject Property (Acs) | | 0.983 | | | |
| Comparable Number | 1 | 2 | 3 | 4 | 5 |
| Price | \$360,000 | \$300,000 | \$445,000 | \$275,000 | \$240,000 |
| Date of Sale | 02/05/16 | 09/16/15 | 11/03/14 | 01/23/14 | 06/22/12 |
| Total Acres | 1.890 | 1.300 | 1.800 | 1.370 | 1.220 |
| Price Per Acre | \$190,476 | \$230,769 | \$247,222 | \$200,730 | \$196,721 |
| | | | | | |
| Interest Sold | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Interest Adjustment | 0% | 0% | 0% | 0% | 0% |
| Interest Adjusted Price | \$190,476 | \$230,769 | \$247,222 | \$200,730 | \$196,721 |
| | | | | | |
| Financing | Market | Market | Market | Market | Market |
| Financing Adjustment | 0% | 0% | 0% | 0% | 0% |
| Cash Equivalent Price | \$190,476 | \$230,769 | \$247,222 | \$200,730 | \$196,721 |
| | | | | | |
| Condition Adjustment | 0% | 0% | 0% | 0% | 0% |
| Condition Adjusted Price | \$190,476 | \$230,769 | \$247,222 | \$200,730 | \$196,721 |
| | | | | | |
| Market Conditions Adjust | 0% | 0% | 0% | 0% | 0% |
| Market Conds Adjusted Price | \$190,476 | \$230,769 | \$247,222 | \$200,730 | \$196,721 |
| | | | | | |
| Adjustments For: | | | | | |
| Size | 5% | 0% | 5% | 0% | 0% |
| Shape | 0% | 0% | 0% | 10% | 0% |
| Location | -10% | -10% | -10% | -10% | 0% |
| Frontage/Visibility | 0% | 0% | -10% | -10% | 0% |
| Access/Topography | 0% | 0% | 0% | 0% | 0% |
| Utilities | 0% | 0% | 0% | 0% | 0% |
| Zoning | 0% | 0% | 0% | 0% | 0% |
| Easements | 0% | 0% | 0% | 0% | 0% |
| Composite Factor | -5% | -10% | -15% | -10% | 0% |
| | | | | | |
| Indicated Value Per Acre | \$180,952 | \$207,692 | \$210,139 | \$180,657 | \$196,721 |
| Minimum Value Per Acre | | \$180,657 | | | |
| Maximum Value Per Acre | | \$210,139 | | | |
| Mean Value Per Acre | | \$195,232 | | | |
| Median Value Per Acre | | \$196,721 | | | |

Estimate of Market Value – “Before”

The range of adjusted price per acre is from \$180,657 to \$210,139. The mean of the range is \$195,232 and the median is \$196,721. While located in a slightly superior locations Sales 1 and 2 are considered very similar to the subject with similar highest and best uses. Although older Sale 5 is located in very close proximity and is also considered very similar to the subject. Therefore, when equal emphasis is placed on Sales 1, 2 and 5 with support from the remaining sales and the mean, the market value for the site is estimated at \$195,000 per acre. This result in the following estimate of the “before” land value for the subject site:

$$0.983\text{-acres @ \$195,000} = \$191,675 \text{ (r)}$$

COMPARABLE SALES MAP



NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY BRANCH

COMPARABLE NO: 1

Date: February 05, 2016 **Deed Book/Page:** 3206/485 **Stamps:** \$720 **County:** Wayne
Grantor: Triangle East Timber Company, Inc. **Grantee:** Wayne County ABC Board
Location: Wayne Memorial Drive, Goldsboro NC
Sales Price: \$360,000 **Confirmed by (Name):** Broker/Chris Cox 919-738-9585
Financing: Conventional
Condition of Sale and Reason Bought/Sold: Arm's-Length; Development of an ABC store
Present Use: Vacant **Zoning:** SC/Shopping Center
Highest & Best Use: Commercial/Retail
Size: 1.890 acres **Shape:** Slightly Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Goldsboro loamy sand & Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: Wayne Memorial Drive **Frontage:** 176 ft Wayne Memorial Drive
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$190,476/AC **Tax ID:** 3610670018

Other Pertinent Information: According to Chris Cox, the broker of this transaction, this was an arm's-length transaction and the site was purchased for development of an ABC Store.



Taken by: Justin W. Shepperd
Date Inspected: July 25th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH
COMPARABLE 2

Date: September 16, 2015 **Deed Book/Page:** 3180/495 **Stamps:** \$600 **County:** Wayne
Grantor: Daniels Development of Goldsboro, LLC **Grantee:** Vanguard Ventures, LLC
Location: 206 S. NC 111 Hwy., Goldsboro NC
Sales Price: \$300,000 **Confirmed by (Name):** Seller/George Barnes 919-459-2600
Financing: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's-Length/Purchased to develop Dollar General
Present Use: Dollar General **Zoning:** GB/General Business
Highest & Best Use: Commercial/Retail
Size: 1.300 acres **Shape:** Rectangular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: To; Torhunta loam & Ra; Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All
Access: S. NC Hwy 111 **Frontage:** 185 ft S. NC Hwy 111
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$230,769/AC **Tax ID:** 3528211671

Other Pertinent Information: The site was purchased with the intention to develop a Dollar General. Seller George Barnes indicated that this purchase was indeed an arm's-length transaction.



Taken by: Justin W. Shepperd
Date Inspected: September 28th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH
COMPARABLE 3

Date: November 03, 2014 **Deed Book/Page:** 3121/379 **Stamps:** \$890 **County:** Wayne
Grantor: Adair, LLC **Grantee:** North Carolina Community Federal Credit Union
Location: 2742 W 70 HWY, Goldsboro NC
Sales Price: \$445,000 **Confirmed by (Name):** Broker/April w/ Wayne Realty
Financing: Conventional
Condition of Sale and Reason Bought/Sold: Fee Simple/Development of Credit Union
Present Use: Vacant **Zoning:** SC/Shopping Center
Highest & Best Use: Commercial/Retail
Size: 1.800 acres **Shape:** Slightly Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Goldsboro loamy sand/Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: Adair Dr **Frontage:** 181 ft US HWY 70 W; 241 ft Adair Drive
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$247,222/AC **Tax ID:** 2671908715

Other Pertinent Information: The site was purchased for the development of a Federal credit union.



Taken by: Justin W. Shepperd
Date Inspected: July 25th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY BRANCH

COMPARABLE NO: 4

Date: January 23, 2014 **Deed Book/Page:** 3069/326 **Stamps:** \$553 **County:** Wayne
Grantor: Harry & Mollie, LLC **Grantee:** Cornerstone Development Properties of North Carolina, Inc.
Location: 300 HWY 111 South, Goldsboro NC
Sales Price: \$275,000 **Confirmed by (Name):** Broker/Chris Cox 919-738-9585
Financing: Conventional
Condition of Sale and Reason Bought/Sold: Fee Simple/Development of Retail Shops
Present Use: Vacant Land **Zoning:** GB/General Business
Highest & Best Use: Commercial/Retail
Size: 1.370 acres **Shape:** Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Ra; Rains sandy loam/Ly; Lynchburg sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: Mt. Airy Road & NC HWY 111 South **Frontage:** 586 ft NC HWY 111 South; 656 ft Mt. Airy Road
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$200,730/AC **Tax ID:** 3528200316

Other Pertinent Information: According to the broker of this transaction, Chris Cox, this was an arm's-length transaction and the site was purchased for the development of retail shops. However, according to the broker and based on a physical inspection the site has not been developed yet.



Taken by: Justin W. Shepperd
Date Inspected: August 30th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY BRANCH

COMPARABLE NO: 5

Date: June 22, 2012 **Deed Book/Page:** 2937/696 **Stamps:** \$480 **County:** Wayne
Grantor: Dan H. and Sarah M. Wallace **Grantee:** Glandon Forest Equity, LLC
Location: 2107 North William Street, Goldsboro NC
Sales Price: \$240,000 **Confirmed by (Name):** Seller, George Barnes, 919-459-2600
Financing: Cash to seller
Condition of Sale and Reason Bought/Sold: Arm's-Length/Dollar General
Present Use: Dollar General (Retail) **Zoning:** GB (Goldsboro)/ General Business
Highest & Best Use: Commercial/ Retail
Size: 1.220 acres **Shape:** Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** N/A
Soil Type: NOA **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: North William Street **Frontage:** 288 ft North William Street
Improvements: None at time of sale
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$196,721/AC **Tax ID:** 3600-25-9008

Other Pertinent Information: The site was purchased with the intention to develop a Dollar General. Seller George Barnes indicated that this purchase was indeed an arm's length transaction.



Taken by: Justin W. Shepperd
Date Inspected: September 28th, 2017

Cost Approach to Value - Before

Affected Portion of the Improvements:

Replacement Cost New

In estimating the RCN, we have relied on cost estimates provided by local contractor, John Cockrum with Environments Unlimited. The concluded land value was then added to the estimated construction cost to determine the value by this approach.

±385 SF of Asphalt Paving

The affected area is improved with ±385 SF of asphalt paving. Based on a physical inspection, it appears that the asphalt paving has an effective age of about 2 years and a remaining economic life of about 9 years and suffers about 18% depreciation.

| | | Cost/SF | Total |
|-----------------------------|---------|---------|-------------|
| Estimated Value | ±385 SF | \$3.50 | \$1,348 |
| Less Depreciation | | 18% | \$243 |
| Estimated Depreciated Value | | | \$1,100 (r) |

±660 SF of Concrete Paving

The affected area is improved with ±660 SF of concrete paving. Based on a physical inspection, it appears that the concrete paving has an effective age of about 5 years and a remaining economic life of about 14 years and suffers about 26% depreciation.

| | | Cost/SF | Total |
|-----------------------------|---------|---------|-------------|
| Estimated Value | ±660 SF | \$6.00 | \$3,960 |
| Less Depreciation | | 26% | \$1,030 |
| Estimated Depreciated Value | | | \$2,925 (r) |

±180 LF of Split Rail Wood Fencing

The affected area is improved with approximately ±180 LF of split rail wood fencing. Based on a physical inspection, it appears that the split rail wood fencing has an effective age of about 3 years and a remaining economic life of about 7 years and suffers about 30% depreciation.

| | | Cost/LF | Total |
|-----------------------------|--------|---------|-------------|
| Estimated Value | 180 LF | \$14.00 | \$2,520 |
| Less Depreciation | | 30% | \$756 |
| Estimated Depreciated Value | | | \$1,775 (r) |

Landscaping

The affected area is improved with landscaping consisting of trees and seeded yard area and is estimated at \$1,500.

| Total Value of Affected Improvements | |
|--------------------------------------|---------|
| Estimated Value (Rounded) | \$7,300 |

| Allocation "Before" | |
|---------------------------------------------|----------------|
| Estimated Value of Subject Land | \$191,675 |
| Estimated Value of Subject Improvements | <u>\$7,300</u> |
| Estimated Value of Subject by Cost Approach | \$198,975 |

DESCRIPTION OF THE ACQUISITION:

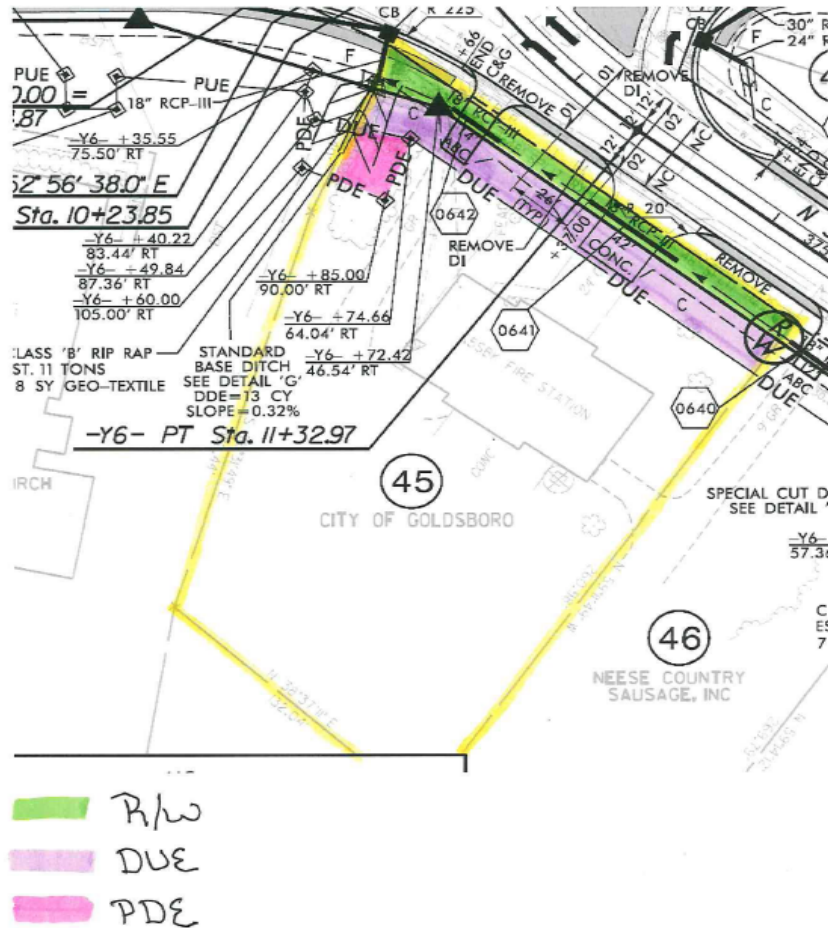
1. The NCDOT intends to acquire 0.049-acres of land known as the "take area" which is located along the entire existing frontage with E. Patetown Road.

Based on a review of the cross sections the elevation/grade will be very similar in the "before" and "after". A copy of the cross sections can be found in the addenda of this report.

Easements Outside the Right of Way

2. The NCDOT intends to acquire 0.015-acres for a permanent drainage easement located in the southwestern corner of the site adjacent to the drainage utility easement.
3. The NCDOT intends to acquire 0.079-acres for a drainage utility easement located adjacent to the proposed right of way along E. Patetown Road.

Please see a copy of the NCDOT project map below and in the addenda of this report for further clarification of the "take area" and easement areas.



Improvements

1. The NCDOT intends to acquire approximately 385 SF of asphalt paving, approximately 660 SF of concrete paving, 180 LF of split rail fencing and landscaping consisting of trees and seeded yard area.
2. The NCDOT does not intend to acquire any water supply or septic system.

The Land – “After”

Description of the Remainder and Effect of the Acquisition:

The remainder is a slightly irregular shaped site totaling 0.934-acres.

In the “before situation the subject site was located on the southeast side of E. Patetown Road approximately 95’ northeast of its lighted intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site had approximately 200’ of frontage on the southeast side of E. Patetown Road and was accessed via two curb cuts.

In the “after” situation, the subject will still have the same frontage along E. Patetown Road with the same two access points in their same location. In addition, there will be a sidewalk along the frontage with E. Patetown Road. Therefore, the remainder will still have the same frontage, the same access, the same highest and best use and will be similar to the “before” with the exception of its reduced size.

Highest and Best Use – After

The highest and best use of the remainder is unchanged. Therefore, the highest and best use of the 0.934-acre parcel in the “after” is for its continued use as a fire station with related site improvements.

Land Value by Comparison – After

Since the remainder land is not damaged by the acquisition and it is not significantly changed in the “after,” this parcel is valued using the same sales and price per acre as in the “before” value estimate. Thus, applying this unit price to the 0.934-acre parcel yields a value of \$182,125 (r) (0.934-acres x \$195,000 per acre).

Easements

The effect of the permanent drainage easement is the loss of the utility of the affected area. The permanent drainage easement area is 0.015-acres. Compensation is based upon 90% of market value. Thus, compensation for the permanent drainage easement is calculated as follows:

$$0.015\text{-acre PDE} \times \$195,000 \text{ per acre} \times 0.90 \text{ or } \$2,625 \text{ (r)}$$

The effect of the drainage utility easement is the loss of the utility of the affected area. The drainage utility easement area is 0.079-acres. Compensation is based upon 90% of market value. Thus, compensation for the drainage utility easement is calculated as follows:

$$0.079\text{-acre DUE} \times \$195,000 \text{ per acre} \times 0.90 \text{ or } \$13,875 \text{ (r)}$$

Therefore, subtracting the easement amounts from the indicated land value for the subject leaves a final after value of:

| Summary of the Land "After" | |
|-----------------------------------------|------------|
| Indicated Land Value for the Subject | \$182,125 |
| Less Easements | (\$16,500) |
| Estimated Value of Subject Land "After" | \$165,625 |

This results in the following difference in the before and after value for the subject as a result of the taking:

| Difference in Before and After: | |
|----------------------------------------|-----------------|
| "Before" Value: | \$198,975 |
| "After" Value | \$165,625 |
| Difference in Before and After: | \$33,350 |

Allocation:

| | |
|------------------------------------------------------|--------------|
| Fee Simple Right of Way: 0.049-AC X \$195,000 | \$9,550 (r) |
| Permanent Easements : PDE: 0.015-AC X \$195,000 X .9 | \$2,625 (r) |
| Permanent Easements : DUE: 0.079-AC X \$195,000 X .9 | \$13,875 (r) |
| Temporary Easements : | <u>\$0</u> |
| Total Value of Land Acquired: | \$26,050 |
| Improvements Taken: | \$7,300 |
| Remainder Damages: | \$0 |
| Benefits to the Remainder: | <u>\$0</u> |
| Difference in Before and After: | \$33,350 |

LOCATION OF SUBJECT PHOTOS



PHOTOGRAPHS OF SUBJECT



Picture Taken by Justin W. Shepperd on 11/17/2017

1.) LOOKING NORTHEASTERLY AT THE SUBJECT SITE FROM E. PATETOWN ROAD



Picture Taken by Justin W. Shepperd on 11/17/2017

2.) LOOKING SOUTHEASTERLY AT THE SUBJECT SITE FROM ACROSS E. PATETOWN ROAD



Picture Taken by Justin W. Shepperd on 11/17/2017

3.) SOUTHWESTERLY VIEW ALONG E. PATETOWN ROAD; SUBJECT TO THE LEFT



Picture Taken by Justin W. Shepperd on 11/17/2017

4.) NORTHEASTERLY VIEW ALONG E. PATETOWN ROAD; SUBJECT TO THE RIGHT



Picture Taken by Justin W. Shepperd on 11/17/2017

5.) LOOKING SOUTHEASTERLY AT THE SUBJECT SITE, “TAKE AREA” & “DUE” AREA



Picture Taken by Justin W. Shepperd on 11/17/2017

6.) LOOKING NORTHEASTERLY AT THE SUBJECT SITE, “TAKE AREA”, “PDE” & “DUE” AREAS

ADDENDA

NORTH CAROLINA

WAYNE COUNTY

THIS DEED, MADE THIS 14TH DAY OF OCTOBER, 1964, BY AND BETWEEN EDWARD KEMP BARDEN AND WIFE, LEE C. BARDEN, PARTIES OF THE FIRST PART, AND THE CITY OF GOLDSBORO, A MUNICIPAL CORPORATION, PARTY OF THE SECOND PART, ALL OF WAYNE COUNTY, NORTH CAROLINA;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS TO THEM IN HAND PAID BY THE PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES OF THE FIRST PART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY BARGAIN, SELL AND CONVEY UNTO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, THAT CERTAIN LOT OR PARCEL OF LAND IN THE CITY OF GOLDSBORO, WAYNE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EASTERN RIGHT OF WAY LINE OF PATETOWN ROAD (S. R. # 1523), SAID IRON STAKE BEING AT THE INTERSECTION OF RIGHT OF WAY AND SOUTH PROPERTY LINE OF GREENLEAF CHURCH OF CHRIST PROPERTY; THENCE N. 38° 13' E. 200.00 FEET ALONG EASTERN RIGHT OF WAY OF PATETOWN ROAD TO A CONCRETE MONUMENT; THENCE S. 54° 07' E. 260.16 FEET TO A CONCRETE MONUMENT IN J. F. BARDEN'S LINE; THENCE S. 43° 42' W. 132.04 FEET ALONG SAID BARDEN LINE TO AN IRON STAKE IN THE EXISTING DITCH; THENCE ALONG EXISTING DITCH N. 71° 27' W. 182.44 FEET TO AN IRON STAKE; THENCE N. 65° 02' W. 77.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.37 ACRES. THIS PARCEL BEING SHOWN ON A MAP PREPARED BY THE CITY OF GOLDSBORO ENGINEERING DEPARTMENT, OCTOBER 5, 1964, WHICH IS HERETO ATTACHED AND MADE A PART HEREOF. AND BEING ALMOST ALL OF THAT CERTAIN LOT OR PARCEL OF LAND CONVEYED TO THE PARTIES OF THE FIRST PART HEREIN BY J. F. BARDEN AND WIFE, MABEL E. BARDEN, BY DEED DATED JANUARY 10, 1963, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY IN BOOK 582 AT PAGE 296.

TO HAVE AND TO HOLD THE AFORESAID LOT OR PARCEL OF LAND UNTO THE SAID PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE ABSOLUTE FOREVER.

AND THE SAID PARTIES OF THE FIRST PART DO, FOR THEMSELVES, THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, COVENANT TO AND WITH THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, THAT THEY ARE SEIZED OF SAID PREMISES IN FEE AND HAVE THE RIGHT TO CONVEY THE SAME IN FEE SIMPLE; THAT THE SAME ARE FREE AND CLEAR FROM ALL ENCUMBRANCES, AND THAT THEY WILL FOREVER WARRANT AND DEFEND THE

TITLE TO THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN TESTIMONY WHEREOF, THE PARTIES OF THE FIRST PART HAVE HEREUNTO SET THEIR HANDS AND SEALS, THIS THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edward Kemp Barden (SEAL)

Lee C. Barden (SEAL)

NORTH CAROLINA

WAYNE COUNTY

I, Sadie Whitley, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT EDWARD KEMP BARDEN AND WIFE, LEE C. BARDEN, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 14 DAY OF OCTOBER, 1964.

Sadie Whitley
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Feb. 1, 1965

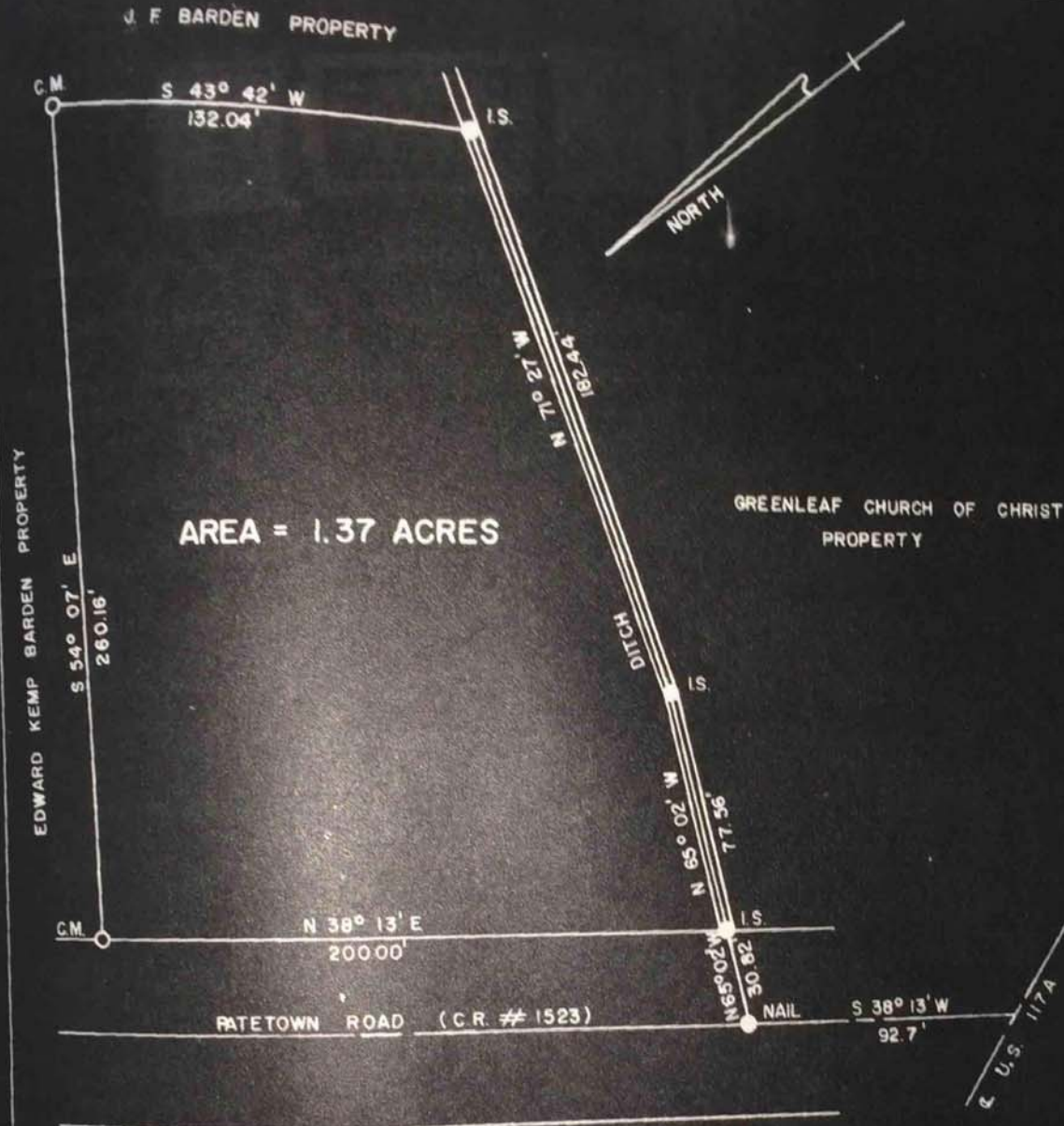
NORTH CAROLINA
WAYNE COUNTY

The foregoing certificate of Sadie Whitley, N.P. of Wayne County is adjudged to be correct. Let the instrument with the Certificate be registered. Witness my hand this 14 day of Oct. 1964.
Janet Kilburn
Deputy Clerk Superior Court

FILED FOR REGISTRATION AT 4:25 P Oct. 14 1964 AND RECEIVED IN THE
OFFICE OF THE REGISTER OF DEEDS OF WAYNE
N. C.

EULA B. WHITLEY, Register of Deeds

BY Hilda Linn



SWORN TO AND SUBSCRIBED BEFORE ME
THIS ____ DAY OF _____, 1964.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, EDWIN R. EDWARDS CERTIFY THAT THIS MAP
WAS DRAWN BY THOMAS H. WESTBROOK FROM
INFORMATION SHOWN ON A MAP PREPARED BY
A. E. LITTLE THE 2nd DAY OF JANUARY,
1963; THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30, AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE.
WITNESS MY HAND AND SEAL THIS 5th
DAY OF OCTOBER, 1964.

EDWIN R. EDWARDS, REG. SURVEYOR
L-1100

E.C. = 1:10,500
SCALE 1" = 50'

WAYNE COUNTY

11/16/2017 1:06:56 PM

CITY OF GOLDSBORO

100 E PATETOWN RD
76121320

Return/Appeal Notes:

3600352473

UNIQU ID 56617

ID NO: 12000188001002B

CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100)

CARD NO. 1 of 1

Reval Year: 2011 Tax Year: 2018 100 E PATETOWN RD SR 1523

0.000

SRC=

Appraised by 60 on 01202 NORTH SIDE ELEVENTH ST AR

TW-12

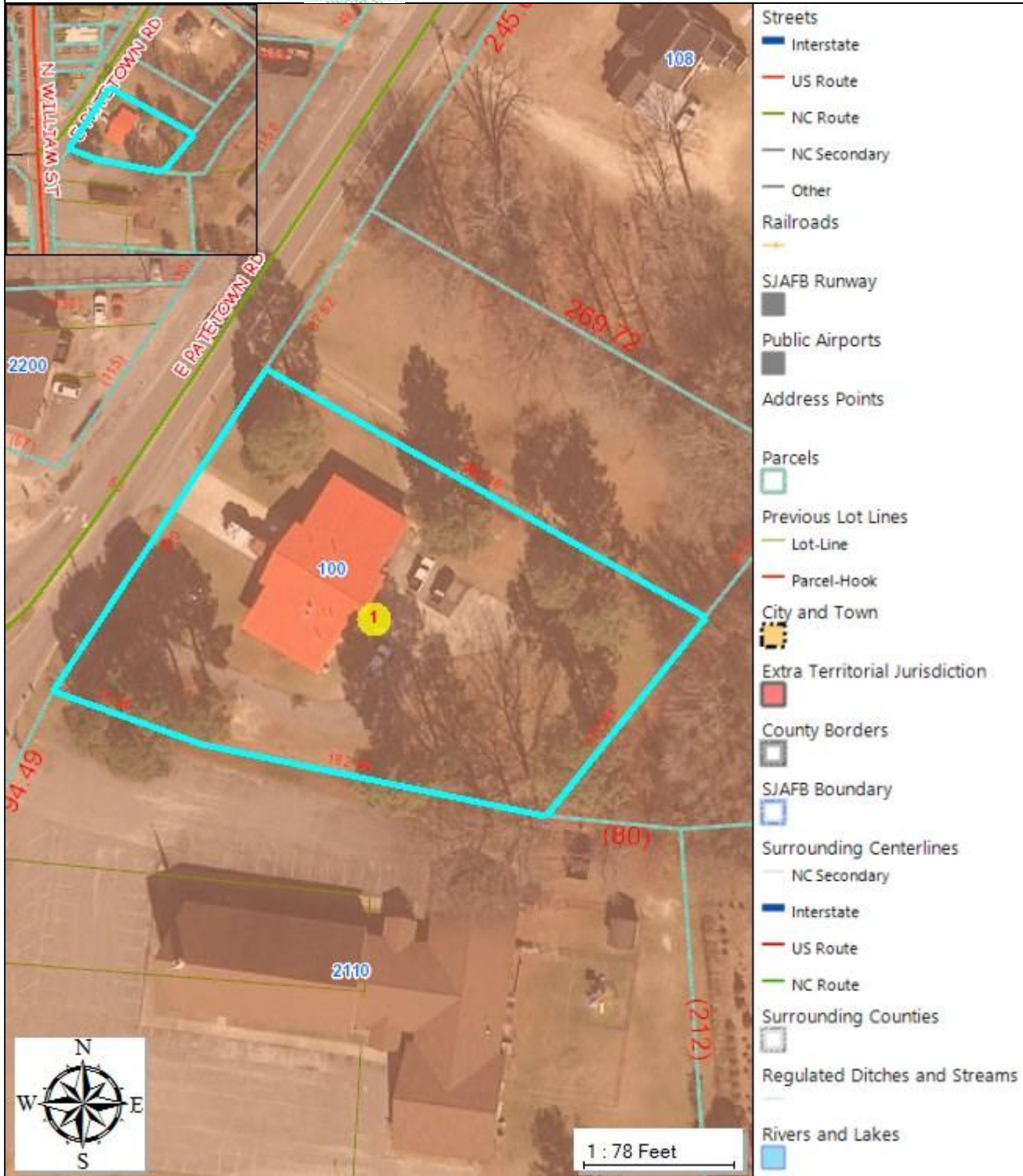
C-01 EX-5AT-

LAST ACTION 20100523

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | | | | DEPRECIATION | | CORRELATION OF VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Foundation - 3 | | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | Standard | 0.66000 | CREDENCE TO | MARKET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Continuous Footing | 5.00 | 94 | 07 | 3,480 | 103 | 103.00 | 358440 | 1975 | 1970 | % GOOD | 34.0 | DEPR. BUILDING VALUE - CARD | 121,870 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub Floor System - 2 | | TYPE: FIRE STATION/RESCUE Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Slab on Grade | 6.00 | STORIES: 1 - 1.0 Story | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Walls - 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Face Brick | 25.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roofing Structure - 07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wood Truss | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roofing Cover - 04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built Up Tar Gravel | 7.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall Construction - 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Masonry or Minimum | 10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall Construction - 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drywall/Sheetrock | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor Cover - 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Concrete Finished | 7.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor Cover - 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carpet | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heating Fuel - 04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heating Type - 04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Forced Air-Ducted | 10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air Conditioning Type - 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Central | 12.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Structural Frame - 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wood Frame | 10.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling & Insulation - 07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not Suspended - Ceiling & Wall Insulated | 4.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Heat & Air - 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Packaged Units | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Number - 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Half-Bathrooms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| TOTAL POINT VALUE | 103.000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Non-Std Wall Height | 0 | Non-Std Wall Height | 1.0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quality | 5 | Average | 1.0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Size | Size | Size | 1.0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | | 1.000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | | 103 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Click on image to enlarge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1"> <thead> <tr> <th colspan="5">SUBAREA</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>L/B</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>OVR</th> <th>% COND</th> <th>OB/XF DEPR. VALUE</th> </tr> </thead> <tbody> <tr> <td>TYPE</td> <td>GS AREA</td> <td>%</td> <td>RPL CS</td> <td></td> <td></td> <td></td> <td>PAVING</td> <td>0</td> <td>0</td> <td>1</td> <td>2,500.00</td> <td>100</td> <td>1</td> <td>-</td> <td>1900</td> <td>1900</td> <td>0</td> <td></td> <td>100</td> <td>2500</td> </tr> <tr> <td>BAS</td> <td>3,480</td> <td>100</td> <td>358440</td> <td colspan="16">TOTAL OB/XF VALUE</td> <td>2,500</td> </tr> <tr> <td>FIREPLACE</td> <td>1 - None</td> <td colspan="18">0</td> </tr> <tr> <td>SUBAREA TOTALS</td> <td>3,480</td> <td></td> <td>358,440</td> <td colspan="16"></td> </tr> </tbody> </table> | | | | | | | | | | | | | | SUBAREA | | | | | CODE | QUALITY | DESCRIPTION | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG# | L/B | AYB | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE | TYPE | GS AREA | % | RPL CS | | | | PAVING | 0 | 0 | 1 | 2,500.00 | 100 | 1 | - | 1900 | 1900 | 0 | | 100 | 2500 | BAS | 3,480 | 100 | 358440 | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | | 2,500 | FIREPLACE | 1 - None | 0 | | | | | | | | | | | | | | | | | | SUBAREA TOTALS | 3,480 | | 358,440 | | | | | | | | | | | | | | | | |
| SUBAREA | | | | | CODE | QUALITY | DESCRIPTION | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG# | L/B | AYB | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TYPE | GS AREA | % | RPL CS | | | | PAVING | 0 | 0 | 1 | 2,500.00 | 100 | 1 | - | 1900 | 1900 | 0 | | 100 | 2500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAS | 3,480 | 100 | 358440 | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | | 2,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIREPLACE | 1 - None | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUBAREA TOTALS | 3,480 | | 358,440 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DIMENSIONS BAS=W26N5W28S5W26S40E26S5E28N5E26N40Area:3480;TotalArea:3480 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT | | | | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNT TYP | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | LAND NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1000 | 1000 | GB | 173 | 260 | 1.1200 | 2 | 1.0000 | | | | | | 125.00 | 173.000 | FF | 1.120 | 140.00 | 24220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | | | | | 24,220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

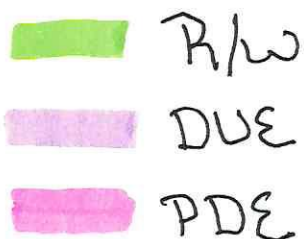


Wayne
Printed November 16, 2017
See Below for Disclaimer



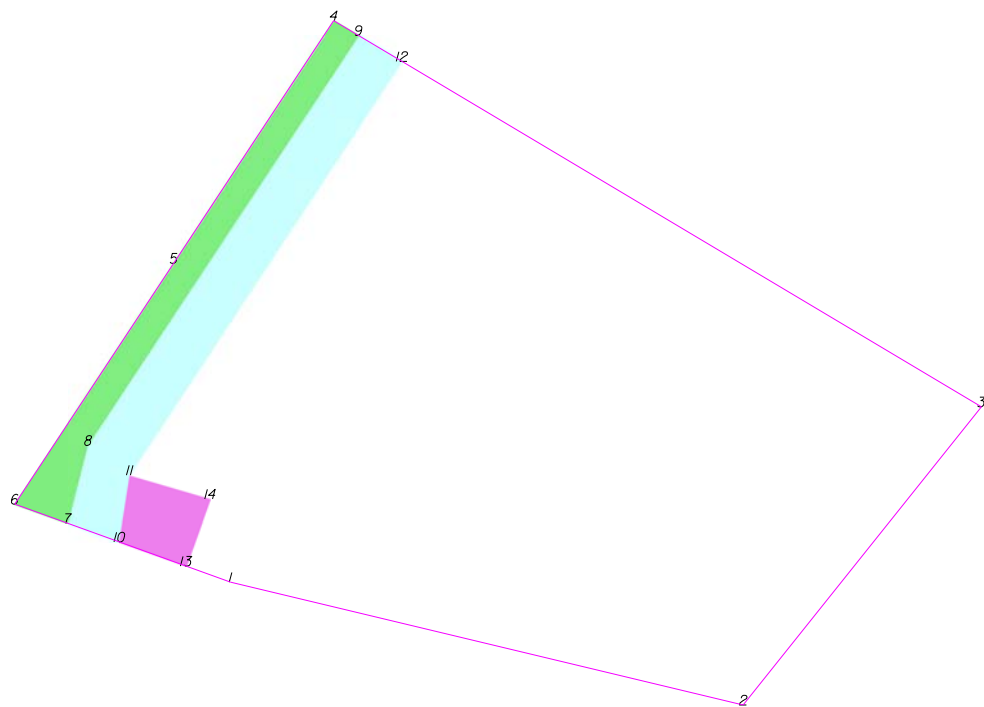

| | | |
|------------------------------------|------------------------------------|-----------------------------------|
| <u>OBJECTID 1</u> | <u>OBJECTID</u> | <u>PIN</u> |
| 19758 | 19766 | 3600352473 |
| <u>Record Source</u> | <u>Owner Name</u> | <u>Co-Owner Name</u> |
| Owner | CITY OF GOLDSBORO | |
| <u>Owner Address 1</u> | <u>Owner Address 2</u> | <u>Owner Address 3</u> |
| PO BOX A | | |
| <u>Owner City</u> | <u>Owner State</u> | <u>Owner Zip</u> |
| GOLDSBORO | NC | 27533-9701 |
| <u>Property Address</u> | <u>Unit or Apt</u> | <u>Legal Description</u> |
| 100 E PATETOWN RD | | 100 E PATETOWN RD SR 1523 |
| <u>Legal Land Units</u> | <u>Legal Land Type</u> | <u>Deed Date</u> |
| 0 | | 1/1/1964 12:00:00 AM |
| <u>Neighborhood</u> | <u>Account Number</u> | <u>REID</u> |
| 01202 | 76121320 | 0056617 |
| <u>Township Code</u> | <u>Total Assessed Value</u> | <u>Deed Book</u> |
| 12 | 148590 | 624 |
| <u>Deed Page</u> | <u>Sale Month</u> | <u>Sale Year</u> |
| 493 | 1 | 1964 |
| <u>Vacant Or Improved</u> | <u>Sale Price</u> | <u>Previous Deed Book</u> |
| I | 0 | |
| <u>Previous Deed Page</u> | <u>Previous Sale Month</u> | <u>Previous Sales Year</u> |
| | | |
| <u>Vacant or Improved 2</u> | <u>Previous Sale Price</u> | <u>Property Use</u> |
| | | 94 |

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.





-L- Sta 42+00



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE PROPERTY SHOWN ON THIS MAP WAS LOCATED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY DESIGN PURPOSES. SOME ERROR MAY EXIST BETWEEN THE GRAPHICAL AND ACTUAL GROUND LOCATIONS OF PROPERTY LINES. THIS MAP IS TO BE USED AS A GRAPHICAL REPRESENTATION OF THE NCDOT'S INTENT TO ACQUIRE PROPERTY FOR RIGHT OF WAY PURPOSES, AND IN NO WAY REPRESENTS AN ACTUAL BOUNDARY SURVEY OF THIS PROPERTY.

| NORTH CAROLINA DEPARTMENT OF TRANSPORTATION | |
|---------------------------------------------|-------------------------------|
| RIGHT OF WAY BRANCH | |
| CITY OF GOLDSBORO | 03-20-2017 |
| PARCEL # 045 | C:\Users\JSt11we1\Desktop\U27 |
| DB 624 - PG 493 | UNKNOWN SCALE |

| | SQR FT | ACRES | SQR M | HECTARES |
|-------------------|-----------------|---------|-----------------|---------------------|
| ROW Right | 2125.064 | 0.049 | 197.426 | 0.020 |
| FROM - TO | DISTANCE (FT/M) | BEARING | RADIUS (FT/M) | CURVE LENGTH (FT/M) |
| -L- Sta 42+00 - 6 | 63.046 | 19.216 | S 88°40'3.8" E | |
| 6 - 7 | 19.730 | 6.014 | S 70°05'35.4" E | |
| 7 - 8 | 27.869 | 8.495 | N 14°09'45.5" E | |
| 8 - 9 | 169.919 | 51.791 | N 33°24'21.6" E | |
| 9 - 4 | 10.010 | 3.051 | N 59°11'48.9" W | |
| 4 - 5 | 100.520 | 30.639 | S 33°24'21.6" W | |
| 5 - 6 | 99.862 | 30.438 | S 33°24'21.6" W | |

| | SQR FT | ACRES | SQR M | HECTARES |
|-------------------|-----------------|---------|-----------------|---------------------|
| DUE Right | 3445.066 | 0.079 | 320.058 | 0.032 |
| FROM - TO | DISTANCE (FT/M) | BEARING | RADIUS (FT/M) | CURVE LENGTH (FT/M) |
| -L- Sta 42+00 - 7 | 81.990 | 24.990 | S 84°16'17.2" E | |
| 7 - 10 | 18.746 | 5.714 | S 70°05'35.4" E | |
| 10 - 11 | 23.411 | 7.136 | N 08°51'3.1" E | |
| 11 - 12 | 171.356 | 52.229 | N 33°20'13.8" E | |
| 12 - 9 | 17.496 | 5.333 | N 59°11'48.9" W | |
| 9 - 8 | 169.919 | 51.791 | S 33°24'21.6" W | |
| 8 - 7 | 27.869 | 8.495 | S 14°09'45.5" W | |

| | SQR FT | ACRES | SQR M | HECTARES |
|--------------------|-----------------|---------|-----------------|---------------------|
| PDE Right | 638.418 | 0.015 | 59.311 | 0.006 |
| FROM - TO | DISTANCE (FT/M) | BEARING | RADIUS (FT/M) | CURVE LENGTH (FT/M) |
| -L- Sta 42+00 - 10 | 100.269 | 30.562 | S 81°38'48.5" E | |
| 10 - 13 | 24.569 | 7.489 | S 70°05'35.4" E | |
| 13 - 14 | 24.635 | 7.509 | N 19°32'48.4" E | |
| 14 - 11 | 28.952 | 8.824 | N 73°22'34.5" W | |
| 11 - 10 | 23.411 | 7.136 | S 08°51'3.1" W | |

| TYPE | COUNT | SQR FEET | ACRES |
|-------------|-------|-----------|-------|
| Parcel | 1 | 42799.980 | 0.983 |
| ROW Right | 1 | 2125.064 | 0.049 |
| DUE Right | 1 | 3445.066 | 0.079 |
| PDE Right | 1 | 638.418 | 0.015 |
| ROW Left | 0 | 0.000 | 0.000 |
| PDE Left | 0 | 0.000 | 0.000 |
| TDE Left | 0 | 0.000 | 0.000 |
| TDE Right | 0 | 0.000 | 0.000 |
| TCE Left | 0 | 0.000 | 0.000 |
| TCE Right | 0 | 0.000 | 0.000 |
| PUE Left | 0 | 0.000 | 0.000 |
| PUE Right | 0 | 0.000 | 0.000 |
| TSE Left | 0 | 0.000 | 0.000 |
| TSE Right | 0 | 0.000 | 0.000 |
| DUE Left | 0 | 0.000 | 0.000 |
| DTE Left | 0 | 0.000 | 0.000 |
| DTE Right | 0 | 0.000 | 0.000 |
| AUE Left | 0 | 0.000 | 0.000 |
| AUE Right | 0 | 0.000 | 0.000 |
| PCE Left | 0 | 0.000 | 0.000 |
| PCE Right | 0 | 0.000 | 0.000 |
| TUE Left | 0 | 0.000 | 0.000 |
| TUE Right | 0 | 0.000 | 0.000 |
| REM Left | 0 | 0.000 | 0.000 |
| REM Right | 0 | 0.000 | 0.000 |
| Other Left | 0 | 0.000 | 0.000 |
| Other Right | 0 | 0.000 | 0.000 |
| PE Left | 0 | 0.000 | 0.000 |
| PE Right | 0 | 0.000 | 0.000 |

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| NORTH CAROLINA DEPARTMENT OF TRANSPORTATION | |
|---------------------------------------------|-----------------------------------|
| RIGHT OF WAY BRANCH | |
| CITY OF GOLDSBORO | 03-20-2017 |
| PARCEL * 045 | C:\Users\JSH\OneDrive\Desktop\U27 |
| DB 624 - PG 493 | UNKNOWN SCALE |

Flood Map



NFHL (click to expand)

LOMRs

 Effective

LOMAs



FIRM Panels



Cross-Sections




Limit of Moderate Wave Action




Flood Hazard Boundaries

 Limit Lines

SFHA / Flood Zone
Boundary


 Other Boundaries


Flood Hazard Zones

 1% Annual Chance
Flood Hazard

 Regulatory Floodway

 Special Floodway

 Area of
Undetermined Flood
Hazard

 0.2% Annual Chance
Flood Hazard

Soil Map—Wayne County, North Carolina



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, North Carolina
Survey Area Data: Version 15, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 12, 2014—Feb 25, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------|--------------|----------------|
| NoB | Norfolk loamy sand, 2 to 6 percent slopes | 0.1 | 4.7% |
| Ra | Rains sandy loam, 0 to 2 percent slopes | 1.2 | 95.3% |
| Totals for Area of Interest | | 1.3 | 100.0% |

JUSTIN W. SHEPPERD
CAPE FEAR REAL ESTATE GROUP
3905 OLEANDER DRIVE, SUITE 3, WILMINGTON, NC, 28403
JUSTIN@CFREGROUP.COM
Office: (910) 833-8291; Mobile (910) 386-2568

EDUCATION

BS in Economics-Hampden-Sydney College 2005
Fundamentals of Real Estate Appraisal, Richmond, VA 2005
Advanced Residential Appraisal, Richmond, VA 2005
Uniform Standards of Professional Appraisal Practice, Richmond, VA 2005 Basic
Income Capitalization, Atlanta, GA 2006 General Applications, Baltimore, MD
2006
Commercial Property Appraisal, Richmond, VA 2006 Review
Appraisal, Richmond, VA 2007

STATE LICENSES

NC State Certified General Real Estate Appraiser #A6843

EXPERIENCE

Wayne S. Stevens, Inc. (Halifax, VA) 2005-2010
Clontz Newkirk Group (Wilmington, NC) 2010-2012
Cape Fear Real Estate Group (Wilmington, NC) 2012-Present

PROPERTY TYPES APPRAISED

Land (All Types)
Residential Multi-Family (5-12 Units) Residential
Multi-Family (13+ Units)
Commercial Single-Tenant
Commercial Multi-Tenant
Industrial
Government (NCDOT) Right-of-Way Acquisitions

CLIENTS

| | |
|------------------------------|----------------------|
| TD Bank | Regions |
| Bank of the Ozarks | Coastal Bank & Trust |
| Yadkin Bank | PNC |
| Marine Federal Credit Union | CresCom Bank |
| New Bridge Bank | |
| Department of Transportation | |
| BB&T | |

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2018

REGISTRATION / LICENSE / CERTIFICATE HOLDER

JUSTIN WILLIAM SHEPPERD

A6843

G

Y

APPRAISER NUMBER

TYPE

NATIONAL REGISTRY

Justin W. Shepperd
APPRAISER'S SIGNATURE

David M. Miller
EXECUTIVE DIRECTOR

North Carolina Department of Transportation - Right of Way Unit

Certificate of Appraiser

TIP/Parcel No.: U-2714 045 WBS Element: 38979.2.1 County: Wayne

Description: US 117 (N. William St.) from North of US 70 to SR 1571 (Tommy's Road)

Property Owner's Name: City of Goldsboro Fed Aid Project: N/A

I HEREBY CERTIFY THAT:

I have ☐, have not ☒, performed AN appraisal and ANY other services as an appraiser or any other capacity, regarding the property that is the subject of this appraisal within the three year period immediately preceding acceptance of this assignment. If "Have" box is marked, please see Scope of Appraisal Section for details.

I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales/rentals relied upon in making said appraisal. The subject and the comparables relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

I have given the owner or his designated representative the opportunity to accompany me during my inspection of the subject property.

Any decrease or increase in the "Market Value" of real property prior to the date of valuation caused by the public improvement for which such property is acquired or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, is disregarded in determining the compensation for the property.

The statements of fact contained in this appraisal report are true and correct, and the reported analyses, opinions and conclusions, subject to the critical assumptions and limiting conditions herein set forth, are my personal, unbiased, professional analyses, opinions and conclusions.

I understand such appraisal may be used in connection with the acquisition of or disposal of right-of-way for a highway to be constructed by the **State of North Carolina**, and that such appraisal has been made in conformity with appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes, and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are "Non-Compensable" under established laws of the **State of North Carolina**.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in compliance with **NCDOT Real Estate Appraisal Standards and Legal Principles** and the **Uniform Standards of Professional Appraisal Practice**. The appraisals in this assignment are to be made in accordance with all of the requirements set out in the **NCDOT Real Estate Appraisal Standards and Legal Principles** and the **Uniform Standards of Professional Appraisal Practice** and shall also comply with all applicable **Local, State, and Federal** laws, ordinances, regulations, restrictions and/or requirements; and any additions, revisions and/or supplements thereto.

Neither my employment nor my compensation for making this appraisal is in any way contingent on the values reported herein.

I have no direct or indirect, present or prospective interest in neither the subject property nor any benefit from the acquisition of this property nor any bias with respect to the parties involved.

In addition to the undersigned, those persons duly noted in this report and under my direct supervision and responsibility, in so far as this particular appraisal is concerned, have contributed to the production of this appraisal. The analyses, conclusions or value estimates set forth in this appraisal are those of the undersigned.

I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the **State of North Carolina** or officials of the **Federal Highway Administration** until authorized by State officials to do so, or until I am required to do so by **due process of law**, or until I am released from this obligation by having publicly testified as to such findings or to a duly authorized professional peer review committee.

My independent opinion of the difference in Market Value as of the 17th day of November, 20 17, is \$ 33,350 based upon my independent appraisal and the exercise of my professional judgment.



Specified Appraiser

11/21/2017
Date



SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES

TO: City of Goldsboro
PO Box A
Goldsboro, NC 27533

DATE: 12/7/17
TO: Lessee, if Applicable

TIP/PARCEL NO.: U-2714 045
COUNTY Wayne
DESCRIPTION: US 117 (N. William St) from North of US 70 to SR 1571 (Tommy's Rd) WBS ELEMENT: 38979.2.1

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

| | |
|-------------------------------------------------------------|---------------------|
| Value of Right of Way to be Acquired | \$ 9,550.00 |
| Value of Permanent Easements to be Acquired | \$ 16,500.00 |
| Value of Temporary Easement (Rental of Land) to be Acquired | \$ -0- |
| Value of Improvements to be Acquired | \$ 7,300.00 |
| Damages, if any, to Remainder | \$ -0- |
| Benefits, if any, to Remainder | minus \$ -0- |
| TOTAL CONTINGENT OFFER | \$ 33,359.00 |

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 624, page 493, Wayne County Registry, contains approximately 0.983 acres of which 0.049 acres is being acquired as right of way, leaving 0.934 acres remaining on the right with access to E. Patetown Rd. Also being acquired is a permanent drainage easement containing approximately 0.015 acres, and a Drainage/Utility Easement (DUE) containing approximately 0.079 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Asphalt paving and concrete paving, split rail wood fencing, and landscaping

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ n/a . Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Randy Guthrie on December 7th 20 17 . Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 704-913-0676

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed) David Pleasants
David Pleasants - Right of Way Agent

Departmental Monthly Reports December 2017

1. Human Resources
2. Community Relations
3. Paramount Theater-GEC
4. Inspections
5. Downtown Development
6. Information Technology
7. Public Works
8. Public Works-Utilities
9. Finance
10. Planning
11. Engineering
12. Fire
13. Police
14. Parks and Recreation
15. Travel and Tourism

Human Resources Management Department

MONTHLY REPORT – DECEMBER 2017

Prepared by: *Pamela C. Leake*

The Human Resources Department posted 11 vacancies and processed 104 applications. 73 notices were sent to applicants not selected for an interview and eight (8) notices were sent to individuals interviewed but not selected for hire. We welcomed 13 new hires in December: six full-time employees- **Benjamin Crocker, Police Officer Trainee; Donald Edge, Deputy Public Works Director (Public Works); Brad Gooding, Police Officer; Anna Hines, Police Officer Trainee; Brendan Rouse, Police Officer, and Clint Wise, Police Officer Trainee** and seven part-time – **Grover Baker, Custodian (Parks/Recreation); Cyrenna Bell, Plant Operator (Compost); Terrence Bunch, Building Attendant (Goldsboro Event Center); Kelvin Cox, Solid Waste Technician (Public Works, Solid Waste); Brittany Ross, Building Attendant (Goldsboro Event Center); Lamonty Smallwood, Solid Waste Technician (Public Works, Solid Waste), and Cullen Swain, Laborer (Golf Course)**. Eleven employees attended new hire orientation on December 6, 2017. There were two retirements: **Jimmy Rowe - Planning Director** and **Russell Sweet - Utility Systems Operator, Public Works (Streets/Storms)** and two resignations: **Anthony Smith – Event Center Manager, Goldsboro Event Center** and **Aaron Crabill – Recreation Aide, Parks/Recreation**. **Total employment: 544** (453 full time and 91 part-time). Human Resources staff presented information on generational differences, the new benefits portal, and safety updates at the large staff meeting on December 5. Staff also attended the Police recruiting event at W.A. Foster on December 6.

The 2017 Employee Service Awards Program was held Thursday, December 14 at the Paramount Theatre. 72 recipients were honored for 5, 10, 15, 20, 25, 30, 35 and 40 years of service with the City. Carver Heights Elementary School choir provided entertainment and Bruce Stevenson returned as caricature artist. Two surprise announcements were an extra day for Christmas and a bonus for eligible employees. Winners of the United Way drawings (free day off with pay) as a result of their fair share contributions were Clifford Best (Fire); Tim Colyer (Fire); Eric Copes (Public Works); Kathryn Keeton (Police), and Virgil Rouse (Public Utilities).

The safety coordinator attended the monthly board meeting with Eastern Carolina Safety School Board on December 7, performed monthly fire extinguisher inspections, and completed two on-line classes: Confined Space 102 and a Lockout/Tagout webinar. The Safety Accident Review Committee met on December 19 and reviewed five cases: three vehicle accidents and two personal injuries. Recommendations were sent to the City Manager for final review. Other activities during the month include working with IT Department to purchase security camera signs; gathering feedback from personnel to schedule active shooter training; scheduling chainsaw safety training in January, and coordinating testing for duress buttons. Follow-up on abatements for a personal injury in November was held, and points are being compiled for total vehicle and personal injury accidents for 2017.

This month's health beat was **Complementary Medicine**. 104 employees attended the sessions. There were 45 clinic visits. The Fall Step Challenge winners were announced at the Employee Service Awards. **1st place – Rama Chittilla, Engineering; 2nd place - Stasia Fields, Parks and Recreation, and 3rd place – Arnel Abad, Public Works.**

| Random Drug Screens | Post-Accident Drug Screens |
|---------------------------------------------------|----------------------------|
| Non-DOT: 8 tested; 2 breathalyzers – All negative | Non-DOT: None tested |
| DOT: None tested | DOT: None tested |

| 2017 | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Avg. |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Applications | 391 | 182 | 269 | 321 | 241 | 316 | 384 | 237 | 206 | 203 | 135 | 104 | 241 |
| New Hires* | 12 | 6 | 1 | 7 | 2 | 3 | 3 | 10 | 3 | 3 | 1 | 6 | 5 |
| Separations* | 3 | 0 | 2 | 2 | 3 | 5 | 2 | 2 | 3 | 3 | 2 | 3 | 2 |
| Vehicle Accidents | 2 | 0 | 3 | 2 | 5 | 4 | 2 | 0 | 1 | 0 | 1 | 3 | 2 |
| Workers Compensation | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 2 | 2 | 1 |

| 2016 | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Avg. |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Applications | 337 | 235 | 534 | 291 | 184 | 186 | 475 | 302 | 253 | 236 | 180 | 212 | 285 |
| New Hires* | 2 | 5 | 3 | 2 | 5 | 3 | 0 | 5 | 4 | 5 | 2 | 3 | 4 |
| Separations* | 3 | 3 | 9 | 2 | 3 | 2 | 1 | 5 | 9 | 4 | 2 | 8 | 5 |
| Vehicle Accidents | 5 | 1 | 8 | 5 | 4 | 3 | 2 | 1 | 1 | 2 | 1 | 2 | 3 |
| Workers Compensation | 8 | 3 | 1 | 6 | 5 | 3 | 6 | 8 | 8 | 1 | 4 | 3 | 5 |

**Monthly stats for new hires, resignations, retirements, and terminations include full-time personnel only.*

- Due to lack of a quorum, the scheduled Community Affairs Commission meeting for Tuesday, December 12, 2017 was canceled. The next scheduled meeting is Tuesday, February 13, 2018 at 6:00 p.m.
- Community Relations received seven (7) housing complaints and no consumer complaint. The alleged violations by citizens under the Minimum Housing/Landlord Tenant Laws included: four (4) homeless assistance, one (1) right to shelter and certain standards for shelter placements, and one (1) structural hazards. All complaints were submitted through the 311 GIS system or to the appropriate City Department for resolution or designated community/state resources.
- The Community Relations Department on behalf of the City of Goldsboro was awarded Membership by the North Carolina Housing Finance Agency (NCHFA) under the Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery (ESFRLP-DR). This program provides Members with funds via a “loan pool” to assist with the rehabilitation of owner-occupied homes damaged by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$50,000 per house) for which we have received. The City is funded an additional \$150,000 with each reserved active unit of three homes within NCHFA Loan Pool Portal. As of December 30th the City has 25 active reserved units for \$50,000 per units (\$40,000 for repairs & \$10,000 Admin for the City) a grand total of reserved grant funds on January 1st of \$1,250,000:

| NCHFA LOAN POOL PORTAL ESFRLP-DR ACTIVE UNITS | |
|--------------------------------------------------|----------------------------|
| 1. 1102 Berry Street | 14. 110 Andrew Circle |
| 2. 506 Woodrow Street | 15. 107 Waynewoods Place |
| 3. 106 N. Alabama Avenue | 16. 404 Summerlin Drive |
| 4. 506 Colonial Terrance Drive | 17. 1600 E. Elm Street |
| 5. 2046 Piney Grove Church Road | 18. 1306 S. Slocumb Street |
| 6. 500 S. Audubon Avenue | 19. 605 Forest Knolls Road |
| 7. 1007 S. Taylor Street | 20. 144 Falling Creek Lane |
| 8. 802 N. Virginia Street | 21. 214 Herbert Street |
| 9. 1501B Emmaus Church Road | 22. 2500 Dawn Circle |
| 10. 1402 S. John Street | 23. 1271 Tommys Road |
| 11. 1102 Porter Street | 24. 160 Booker Street NW |
| 12. 207 S. Herman Street | 25. 2729 NC Highway 222 E |
| 13. 312 Brentwood Drive | |

- The Goldsboro Mayor’s Youth Council (GYC) met on Tuesday, December 6st at 7:00 pm. The GYC members gift wrapped from Saturday, December 9th to December 23rd to raise funds the Goldsboro Mayor’s Youth Council’s Scholarship Fund and Spring Convention. On Saturday, December 30, 2017, Goldsboro Youth Council Members volunteered at First Christian Church for the Last Saturday Supper. They made sandwiches and distributed supper to the homeless.

| 2018 Complaints | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | AVG |
|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Housing | 7 | | | | | | | | | | | | 7 |
| Consumer | 0 | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | | |
| 2017 Complaints | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | AVG |
| Housing | 5 | 0 | 5 | 2 | 3 | 1 | 7 | 5 | 1 | 3 | 5 | | 3 |
| Consumer | 2 | 0 | 3 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | 1 |



Monthly Report- December 2017

Prepared by: Sherry Archibald, Director

- One of the busiest months of the year, the Paramount was booked each week with holiday performances to include Goldsboro Ballet's *The Nutcracker*, Center Stage Theatre's *Christmas Carol*, Musical: *Child of the Promise* and Goldsboro News Argus sponsored *The Embers*.
- The Nutcracker & Christmas Carol brought opportunities for school shows allowing over 2000 students to attend a holiday performance.
- The Paramount hosted the annual holiday movie, *It's a Wonderful Life*. The movie sold out.
- New renters Donnie King and Marcus Anderson booked the theatre just prior to and following the Christmas holiday.
- Staff supported Foundation efforts in planning and fundraising for the Malpass Brothers Documentary; premiering at the Paramount in February 2018.
- The Paramount hosted the annual City of Goldsboro Employee Appreciation event.
- Paramount staff participated in the following meetings, presentations or training: Downtown Merchant Association; Dance Touring Initiative Conference Call; Chamber's Junior Leadership Council, DGDC Promotions Committee, and Large Staff Meeting.
- Expenses - December \$ 32,621.29 Labor -\$26,242.87/Operational - \$ 6,378.42
Revenue - December \$ 24,984.15 Rentals -\$15,226.50/Tickets \$9,090./Concessions \$ 667.65

| | Jan-17 | Feb-17 | Mar17 | April17 | May17 | June17 | July17 | Aug17 | Sept17 | Oct17 | Nov17 | Dec17 | Average 2017 | Total |
|-----|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------|-----------|
| Exp | \$35,209 | \$28,009 | \$42,454 | \$25,801 | \$31,732 | \$18,825 | \$39,124 | \$23,925 | \$31,356 | \$44,428 | \$54,422 | \$32,621 | \$33,992 | \$407,906 |
| Rev | \$12,929 | \$13,197 | \$21,544 | \$3,845 | \$22,670 | \$5,648 | \$6,097 | \$18,040 | \$3,454 | \$21,841 | \$17,422 | \$24,984 | \$14,305 | \$171,671 |
| | Jan-16 | Feb-16 | Mar16 | April16 | May16 | June16 | July16 | Aug16 | Sept16 | Oct16 | Nov16 | Dec16 | Average 2016 | Total |
| Exp | \$34,171 | \$37,659 | \$41,473 | \$34,905 | \$38,813 | \$25,365 | \$29,583 | \$80,132 | \$36,103 | \$40,743 | \$50,158 | \$28,811 | \$39,826 | \$477,916 |
| Rev | \$31,903 | \$18,707 | \$18,782 | \$12,978 | \$17,857 | \$10,878 | \$56,041 | \$4,698 | \$6,407 | \$11,466 | \$3,878 | \$37,579 | \$19,264 | \$231,174 |



- The Goldsboro Event Center was utilized for 19 uses in December: Seven uses for weddings, two golf uses, five meetings and five parties. Eight of the 19 uses were non-revenue producing.
- The GEC hosted the City's State of the Community in collaboration with the Wayne County Chamber.
- GEC Director, Sherry Archibald, began interviewing candidates for GEC Manager.
- Expenses -December \$14,042.54 Labor - \$7,739.59/Operational - \$ 6,302.95
Revenues- December \$7,788.05 Rentals -\$ 5,164.14/Concessions - \$2,873.91

| | Jan-17 | Feb-17 | Mar17 | April17 | May17 | June17 | July17 | Aug17 | Sept17 | Oct17 | Nov17 | Dec17 | Average 2017 | Total |
|-----|---------|---------|----------|----------|----------|---------|----------|---------|----------|----------|----------|----------|--------------|-----------|
| Exp | \$7,619 | \$6,442 | \$50,093 | \$8,627 | \$14,882 | \$9,201 | \$12,472 | \$8,056 | \$9,183 | \$17,808 | \$9,840 | \$14,042 | \$14,022 | \$168,265 |
| Rev | \$2,100 | \$7,096 | \$8,792 | \$6,826 | \$15,356 | \$5,077 | \$9,924 | \$8,073 | \$6,221 | \$5,052 | \$13,174 | \$7,788 | \$7,956 | \$95,479 |
| | Jan-16 | Feb-16 | Mar16 | April16 | May16 | June16 | July16 | Aug16 | Sept16 | Oct16 | Nov16 | Dec16 | Average 2016 | Total |
| Exp | \$ | \$ | \$ | \$12,819 | \$13,453 | \$5,715 | \$15,565 | \$7,442 | \$14,575 | \$5,024 | \$9,160 | \$10,653 | \$10,489 | \$94,406 |
| Rev | \$ | \$ | \$ | \$ 8,690 | \$10,589 | \$5,352 | \$6,876 | \$9,417 | \$6,513 | \$7,868 | \$7,005 | \$12,073 | \$8,264 | \$74,383 |

*March 2017 expenses reflect improvements to HVAC system *October 2017 expense reflects utility bill paid twice

Goldsboro Inspections Department

Monthly Report – Dec 2017

Prepared by: Allen Anderson

The valuation of all building permits issued during the month of December totaled \$1,725,506. One (1) of these permits were new residential single family dwellings at a valuation of \$39,000.

The valuation of all miscellaneous (Mechanical, gas, insulation, electrical, plumbing, fire, sprinkler, pool, tank, demolition, signs, business inspection, & itinerant merchant) permits issued during this time period totaled \$1,106,247.

All permit fees collected for the month totaled \$23,312. Of the permit fees collected for the month \$2,220 was collected in technology fees. Plan review fees collected during the month totaled \$2,250. Business Registration fees collected \$700.

The Inspectors did a total of 431 inspections for the month. During the month of December four (4) business inspections were completed. A total of 197 permits were issued for the month. Forty-four (44) plan reviews were completed for December. We now have a total of 155 residential structures in the Minimum Housing Process and 19 commercial structures in the Demolition by Neglect Process.

| 2017 | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | AVG |
|----------------------------|-------|-------|------|------|------|------|-------|------|------|------|------|------|-------|
| Permit Valuation | | | | | | | | | | | | | |
| All Buildings (millions) | \$11 | \$2 | \$5 | \$33 | \$9 | \$3 | \$3 | \$7 | \$23 | \$3 | \$2 | \$2 | \$9 |
| Residential (thousands) | \$473 | \$442 | \$1m | \$1m | \$2m | \$1m | \$451 | \$0 | \$1m | \$2m | \$0 | \$39 | \$784 |
| Miscellaneous**(millions) | \$5 | \$1 | \$6 | \$9 | \$2 | \$2 | \$1 | \$8 | \$10 | \$4 | \$1 | \$1 | \$4 |
| Permit Fees (thousands) | \$31 | \$29 | \$31 | \$46 | \$35 | \$46 | \$42 | \$50 | \$51 | \$43 | \$25 | \$23 | \$38 |
| Inspections (total) | 836 | 747 | 775 | 539 | 623 | 610 | 560 | 674 | 621 | 623 | 568 | 431 | 634 |
| Permits Issued (total) | 384 | 350 | 353 | 297 | 383 | 339 | 303 | 353 | 263 | 307 | 246 | 197 | 315 |
| Plan Reviews Completed | 43 | 57 | 59 | 57 | 79 | 64 | 53 | 51 | 56 | 70 | 52 | 44 | 57 |
| Minimum Housing in Process | 194 | 190 | 197 | 195 | 198 | 182 | 177 | 178 | 182 | 172 | 155 | 155 | 181 |

| 2016 | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | AVG |
|----------------------------|-------|-------|-------|-------|-------|-------|------|------|-------|------|-------|-------|-------|
| Permit Valuation | | | | | | | | | | | | | |
| All Buildings (millions) | \$3 | \$7 | \$7 | \$3 | \$2 | \$3 | \$4 | \$6 | \$2 | \$25 | \$3 | \$7 | \$6 |
| Residential (thousands) | \$740 | \$380 | \$430 | \$240 | \$748 | \$558 | \$1m | \$1m | \$260 | \$79 | \$191 | \$440 | \$506 |
| Miscellaneous**(millions) | \$2 | \$3 | \$3 | \$3 | \$3 | \$1 | \$3 | \$2 | \$1 | \$3 | \$4 | \$2 | \$3 |
| Permit Fees (thousands) | \$38 | \$54 | \$61 | \$38 | \$50 | \$30 | \$43 | \$46 | \$36 | \$33 | \$48 | \$26 | \$42 |
| Inspections (total) | 544 | 519 | 550 | 463 | 551 | 614 | 509 | 621 | 593 | 565 | 1107 | 908 | 629 |
| Permits Issued (total) | 268 | 266 | 293 | 237 | 327 | 329 | 332 | 351 | 252 | 1241 | 644 | 493 | 419 |
| Plan Reviews Completed | 50 | 44 | 83 | 52 | 93 | 47 | 58 | 74 | 54 | 43 | 54 | 40 | 58 |
| Minimum Housing in Process | 242 | 214 | 212 | 220 | 251 | 251 | 249 | 251 | 255 | 255 | 255 | 255 | 243 |

December 2017

Prepared By: Julie Metz, Director

Current Downtown Development Office Projects Staff Worked On Over the Month Include:

- Staff worked on a plan to market downtown as a wedding destination, Say I Do to Downtown.
- Staff continued to work through TIGER VIII developments and held a meeting with NCDOT representatives on December 6th.
- Staff worked to develop Historic Preservation, Part 1 Certifications of Eligibility applications for six properties.
- Staff attended Strategic Planning meetings with City representatives.
- Staff worked with City and County representatives to address an economic development project to affect six historic properties.
- Staff worked to facilitate local advocacy for the continuation of the federal historic preservation tax credits.
- Staff worked to prepare the Goldsboro's Main Street accreditation package to submit January 6, 2017 to retain our national accreditation.

Downtown Development Office Events or Activities that Staff Administered or Assisted During the Month:

- Staff created ads for Go, Buzz, WGBR, 107.9, digital billboards and News-Argus for upcoming city and DGDC events and filmed WGTV and WRAL segments.
- Staff attended a ribbon cutting for Farrah's Weave and Boutique on December 1st.
- Staff attended the Large Staff Meeting on December 5th.
- Staff attended the Merchants Association Meeting on December 5th.
- Staff attended the State of the Community and the Chamber's Annual Holiday Party on December 12th.
- Staff attended the City's Employee Service Awards Ceremony on December 14th.
- Staff attended a Neighborhood Meeting on December 12th.

DGDC Events or Activities that Staff Administered or Assisted During the Month:

- Staff facilitated and attended the following monthly meetings; DGDC Board (12/20), DGDC Executive Committee (12/13), DGDC Promotions Committee (12/12), DGDC EV Committee (12/12), DGDC Design Committee (12/12).
- Staff rented the DGDC Board Room for two events.
- Santa Stumble: A DGDC restaurant/bar promotion held December 8th from 8 to 12 pm. Over 100 people participated.
- Selfie with the Elfie: A City retail promotion event held December 1 to December 23 with participating merchants.
- Shop the Block: A City retail/restaurant promotional event held December 1st and 2nd.
- Trolley Rides: A City event where staff and DGDC volunteers administered four Tuesday evening trolley rides downtown from 6 to 8pm. All were well attended.
- Staff assisted in hosting the DGDC Christmas Party on Saturday, December 16th.
- DGDC/Downtown Annual Sponsorship Campaign: To Begin January 2017. An effort to raise \$70,000 to fund Center Street Jams and other DGDC Board downtown events and activities for the year.

Businesses Opening/Properties Purchased:

- Fat Cat Music and Sound – 112 E. Mulberry Street – Opened in December
- Artistic Dance Academy – 228 N. Center Street – Coming soon
- Bread of Heaven – 120 E. Mulberry Street – Opening in January
- Downtown Pharmacy – 151 N. Center Street – Coming Soon

Other Activities or Projects that Occurred:

- Erin presented on behalf of DGDC at the December 19th SJAFB Newcomer's Briefing.
- Staff met with the Arts Council, Travel and Tourism, Paramount and the Museum to discuss ideas.
- Staff met with 10 potential new property owners and/or new business interests.
- Staff met with and visited 35 current business owners during the month.
- During the month, staff received 140 visitors, 507 phone calls in, 158 phone calls out, 3,002 emails in, 1,476 emails out, 102 hours (approximately) of visits/meetings with businesses/property owners.

Information Technology

Monthly Report – December 2017

Prepared by: Tyler Mooring

- Created video to promote the City’s new strategic plan, Grow Goldsboro.
- Planned for Facebook Live in the regular City Council Work Session in the Large Conference Room. Specified equipment and connection types needed. Ran fiber and other cables necessary for streaming to our Media Room. Ordered and setup equipment. Began testing. Testing will be completed in January and the Work Session should be live on 01-08-18.
- Began setup and imaging for GWTA replacement computers as part of our service agreement with them.
- Updated software on all Police and Fire Department MDTs. Assisted with completion of training for the new Computer Aided Dispatch System, Spillman. The Goldsboro Police Department went live with Spillman; the Fire Department was already live. This allows better organization and efficiency when dealing with dispatch calls and reports.
- Finished updating City iPhones to a more recent model.
- Continued working with our AMI/AMR project vendor and our Utility Billing vendor to incorporate our new meters into the billing system.
- Working with our data and the new Utility Billing System vendor in preparation for a summer migration to the software.

| 2017 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | AVG |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | | | |
| Tickets Opened | 492 | 427 | 530 | 357 | 349 | 410 | 367 | 538 | 403 | 520 | 461 | 401 | 439 |
| Tickets Closed | 483 | 448 | 492 | 344 | 326 | 401 | 356 | 543 | 409 | 470 | 427 | 380 | 427 |

| 2016 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | AVG |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | | | | | | | | | | | | |
| Tickets Opened | 296 | 383 | 306 | 355 | 351 | 444 | 419 | 455 | 406 | 470 | 497 | 457 | 403 |
| Tickets Closed | 319 | 354 | 266 | 375 | 322 | 437 | 432 | 458 | 374 | 456 | 403 | 475 | 389 |

Monthly Highlights

D&C: Responded to 24 after hour's calls--totalled 48.5 hrs; conducted 6 backflow tests for private businesses.

Streets & Storms: Coordinated with P&R to completed work on the Greenway extension behind Wayne Memorial Hospital; removed fencing and installed 87 concrete markers from 2901 to 4343 McLain St - parallel to Hwy 70; hauled 45 tons top soil for P&R.

Bldg. Maint.: Ran CAT 6 and fiber for IT at Police Department and City Hall

| Departments | | 2017 | | | | | | | | | | | | AVG |
|----------------------------|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | |
| Distribution & Collections | Utility Line Maint (1000-ft) | 33.5 | 28.0 | 35.9 | 21.4 | 21.3 | 7.6 | 6.1 | 32.7 | 19.2 | 13.4 | 11.1 | 12.8 | 20.3 |
| | Lines Camera'd (1000-ft) | 4.5 | 17.5 | 6.3 | 10.7 | 15.2 | 8.1 | 12.5 | 11.1 | 12.3 | 12.3 | 13.3 | 6.5 | 10.9 |
| | Water Repairs | 42 | 20 | 27 | 35 | 28 | 28 | 20 | 30 | 22 | 23 | 39 | 29 | 28.6 |
| | Sewer Repairs | 55 | 48 | 105 | 100 | 90 | 19 | 14 | 26 | 39 | 12 | 9 | 5 | 43.5 |
| | Hydrants Replaced/Fixed | 24 | 18 | 64 | 53 | 38 | 24 | 45 | 32 | 58 | 38 | 40 | 8 | 36.8 |
| | Meter Install/Changed | 48 | 37 | 43 | 19 | 55 | 41 | 18 | 34 | 20 | 42 | 34 | 18 | 34.1 |
| Bldg Maint. | Radio, Electrical, Bldg | 164 | 108 | 136 | 137 | 156 | 155 | 126 | 174 | 176 | 128 | 183 | 117 | 146.7 |
| | Sign Repairs | 65 | 96 | 61 | 46 | 70 | 75 | 72 | 33 | 53 | 91 | 25 | 28 | 59.6 |
| Garage | Total Work Orders | 334 | 320 | 387 | 304 | 277 | 299 | 292 | 415 | 280 | 370 | 290 | 260 | 319.0 |
| | Total Fuel Cost (x1000) | \$ 57 | \$ 51 | \$ 56 | \$ 49 | \$ 55 | \$ 58 | \$ 50 | \$ 68 | \$ 58 | \$ 60 | \$ 54 | \$ 41 | 54.8 |
| Solid Waste | Refuse (x1000 tons) | 0.9 | 0.7 | 0.9 | 0.8 | 0.9 | 0.9 | 0.9 | 0.9 | 0.8 | 0.9 | 0.8 | 0.8 | 0.9 |
| | Recyclables (tons) | 70 | 86 | 83 | 107 | 116 | 88 | 81 | 117 | 110 | 106 | 88.5 | 111 | 97.0 |
| | Leaf-n-Limbs (x1000 tons) | 0.7 | 0.8 | 0.9 | 0.8 | 1.0 | 0.8 | 0.8 | 0.9 | 0.9 | 0.8 | 1.0 | 1.2 | 0.9 |
| Cemetery Funerals | | 3 | 6 | 3 | 5 | 6 | 2 | 8 | 5 | 6 | 3 | 5 | 5 | 4.8 |
| Streets & Stormwater | Utility Cut Repairs | 15 | 25 | 11 | 13 | 5 | 17 | 24 | 17 | 13 | 6 | 13 | 15 | 14.5 |
| | Pot Hole Repairs | 57 | 42 | 52 | 48 | 57 | 24 | 72 | 64 | 46 | 95 | 41 | 10 | 50.7 |
| | Streets Swept (miles) | 144 | 113 | 110 | 60.5 | 246 | 128 | 142 | 65 | 93.6 | 155 | 160 | 132 | 129.1 |
| | ROW Mowing (ac) | 0 | 0 | 0 | 16.0 | 28.0 | 8.0 | 23.5 | 12.0 | 5.0 | 26.0 | 36 | 0 | 12.9 |
| | City-Owned Lots Mowing | 0 | 0 | 0 | 101 | 123 | 211 | 266 | 182 | 190 | 175 | 72 | 0 | 110.0 |
| 2016 | | | | | | | | | | | | | | |
| Distribution & Collections | Utility Line Maint (1000-ft) | 4.5 | 6.0 | 16.3 | 5.8 | 14.2 | 4.0 | 7.4 | 27.7 | 39.3 | 29.2 | 11.1 | 28.1 | 16.1 |
| | Lines Camera'd (1000-ft) | 4.2 | 16.7 | 5.6 | 3.2 | 3.4 | 2.5 | 0.0 | 1.0 | 4.6 | 7.3 | 10.7 | 7.6 | 5.6 |
| | Water Repairs | 28 | 19 | 26 | 21 | 21 | 44 | 21 | 30 | 16 | 10 | 43 | 27 | 25.5 |
| | Sewer Repairs | 5 | 4 | 10 | 4 | 4 | 3 | 5 | 6 | 5 | 4 | 34 | 52 | 11.3 |
| | Hydrants Replaced/Fixed | 22 | 8 | 18 | 37 | 8 | 42 | 29 | 23 | 15 | 4 | 12 | 18 | 19.7 |
| | Meter Install/Changed | 66 | 67 | 71 | 43 | 52 | 33 | 51 | 58 | 25 | 20 | 34 | 38 | 46.5 |
| Bldg Maint. | Radio, Electrical, Bldg | 149 | 142 | 52 | 100 | 183 | 119 | 138 | 213 | 206 | 103 | 115 | 138 | 138.2 |
| | Sign Repairs | 39 | 56 | 74 | 74 | 61 | 67 | 72 | 70 | 61 | 53 | 65 | 66 | 63.2 |
| Garage | Total Work Orders | 337 | 273 | 288 | 301 | 371 | 304 | 353 | 362 | 296 | 368 | 227 | 307 | 315.6 |
| | Total Fuel Cost (x1000) | \$ 58 | \$ 49 | \$ 53 | \$ 51 | \$ 55 | \$ 48 | \$ 57 | \$ 62 | \$ 45 | \$ 66 | \$ 38 | \$ 48 | 52.5 |
| Solid Waste | Refuse (x1000 tons) | 0.9 | 0.9 | 1.1 | 1.0 | 0.8 | 0.9 | 0.8 | 0.9 | 0.9 | 0.8 | 1 | 1.1 | 0.9 |
| | Recyclables (tons) | 101 | 96 | 99 | 77 | 104 | 104 | 95 | 89 | 93 | 80 | 109 | 95 | 95.2 |
| | Leaf-n-Limbs (x1000 tons) | 0.6 | 0.5 | 1.6 | 0.8 | 1.0 | 1.0 | 0.9 | 0.8 | 0.8 | 0.7 | 1 | 1.2 | 0.9 |
| Cemetery Funerals | | 7 | 6 | 6 | 8 | 6 | 10 | 7 | 7 | 6 | 3 | 4 | 10 | 6.7 |
| Streets & Stormwater | Utility Cut Repairs | 0 | 8 | 16 | 0 | 21 | 25 | 6 | 19 | 2 | 9 | 11 | 1 | 9.8 |
| | Pot Hole Repairs | 100 | 111 | 52 | 151 | 58 | 97 | 30 | 37 | 19 | 31 | 36 | 74 | 66.3 |
| | Streets Swept (miles) | 93.3 | 125 | 129 | 83.4 | 174 | 193 | 126 | 193 | 93 | 143 | 139 | 102 | 132.9 |
| | ROW Mowing (ac) | 0 | 0 | 9 | 27.0 | 44.0 | 63.0 | 55.0 | 38.5 | 24.0 | 8.0 | 0 | 0 | 22.4 |
| | City-Owned Lots Mowing | 0 | 0 | 2 | 160 | 122 | 124 | 166 | 156 | 274 | 65 | 95 | 0 | 97.0 |

Public Utilities Department Monthly Report- December 2017

Report prepared by: Michael Wagner

Water Reclamation Facility

The Water Reclamation Facility operations are proceeding smoothly. The average daily flows for December were 7.24 MGD. All of the city's 26 pump stations are operating well with ongoing repairs due to Hurricane Matthew.

Water Treatment Plant

The Water Treatment Plant operations are proceeding smoothly.

Compost Facility

One hundred and four cubic yards of compost/mulch was sold in December 2017. The Compost Facility trommel screen is out of service due to motor failure and is expected to be repaired the third week of January.


Historical data for water and sewer volumes are in million gallons per day (MGD) and are average daily flows for each month.

| 2017 MGD | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Monthly Average |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Water* | 5.092 | 4.974 | 4.509 | 4.836 | 5.080 | 5.088 | 5.731 | 5.403 | 5.312 | 5.261 | 5.024 | 5.500 | 5.151 |
| Sewer** | 10.44 | 8.47 | 8.21 | 10.25 | 12.35 | 9.06 | 6.97 | 6.85 | 8.41 | 7.16 | 6.49 | 7.24 | 8.49 |
| CY Compost | 54 | 546 | 845 | 1484 | 923 | 836 | 496 | 394 | 538 | 564 | 86 | 104 | 572 |

*Water permit- 12.0 MGD; **Wastewater permit- 14.2 MGD

| 2016 MGD | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Monthly Average |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Water* | 4.491 | 4.592 | 4.682 | 4.712 | 4.933 | 5.174 | 5.067 | 5.155 | 5.135 | 5.104 | 4.845 | 5.188 | 4.923 |
| Sewer** | 12.99 | 16.24 | 10.37 | 8.01 | 9.07 | 6.98 | 7.32 | 6.62 | 8.34 | 14.81 | 8.80 | 8.34 | 9.82 |
| CY Compost | 482 | 88 | 610 | 496 | 1,234 | 510 | 626 | 572 | 404 | 134 | 308 | 154 | 468.2 |

*Water permit- 12.0 MGD; **Wastewater permit- 14.2 MGD

| | | | | | |
|-----------------------------------------------------------------------------------|--|--------------------------------------------------------------------|------------------------|-----------------------|------------------|
|  | | Finance Department Monthly Report - December 2017 | | | |
| Finance Director <small>North Carolina</small> | | | | | |
| FY 2017-18 | | | | | |
| GENERAL FUND | | | | | |
| | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Revenues | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| Tax Revenues | | \$ 7,652,440 | \$ 16,338,000 | \$ 6,689,018 | 40.94% |
| License & Permits | | 166,557 | 365,400 | 186,827 | 51.13% |
| Revenue Other Agencies | | 8,092,799 | 18,196,342 | 11,480,425 | 63.09% |
| Charges for Services | | 2,545,331 | 4,629,630 | 2,263,265 | 48.89% |
| Capital Returns | | 216,460 | 304,200 | 106,657 | 35.06% |
| Miscellaneous Revenues | | 160,217 | 1,148,000 | 104,047 | 9.06% |
| FB Withdrawal/PO Appropriation | | | 6,496,214 | | |
| Total | | \$ 18,833,804 | \$ 47,477,786 | \$ 20,830,239 | 43.87% |
| | | | | | |
| | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Departmental Expenditures | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| Mayor/Council | | \$ 151,892 | \$ 400,856 | \$ 206,746 | 51.58% |
| City Manager | | 329,831 | 1,104,555 | 400,749 | 36.28% |
| Human Resources Management | | 308,000 | 598,519 | 309,311 | 51.68% |
| Community Relations | | 62,803 | 137,539 | 94,380 | 68.62% |
| Paramount Theater | | 265,538 | 464,980 | 225,879 | 48.58% |
| Goldsboro Event Center | | 61,522 | 146,961 | 71,403 | 48.59% |
| Inspections | | 369,084 | 926,411 | 516,148 | 55.71% |
| Downtown Development | | 219,478 | 375,304 | 169,820 | 45.25% |
| Information Technology | | 846,420 | 1,191,485 | 591,647 | 49.66% |
| Public Works - Adm. | | 246,871 | 444,715 | 183,408 | 41.24% |
| Garage | | 1,050,565 | 2,161,402 | 1,048,350 | 48.50% |
| Garage Credits | | (636,727) | (1,650,000) | (563,201) | 34.13% |
| Building & Traffic Maint. | | 299,348 | 539,164 | 287,869 | 53.39% |
| Cemetery | | 173,215 | 336,786 | 163,501 | 48.55% |
| Finance | | 588,031 | 1,313,583 | 561,909 | 42.78% |
| Office Supplies Credits | | (3,505) | (9,000) | (3,474) | 38.60% |
| Planning & Redevelopment | | 832,321 | 1,376,216 | 566,611 | 41.17% |
| Postage Credits | | (8,707) | (30,000) | (9,771) | 32.57% |
| Streets & Storms - General | | 902,943 | 1,916,144 | 886,607 | 46.27% |
| Streets & Storms - Utilities | | 333,530 | 529,200 | 253,663 | 47.93% |
| Street Paving | | 217,125 | 75,000 | 0 | 0.00% |
| Solid Waste | | 1,467,392 | 2,886,473 | 1,526,098 | 52.87% |
| Engineering | | 434,456 | 974,627 | 484,624 | 49.72% |
| Fire Department | | 3,013,946 | 7,602,315 | 3,229,872 | 42.49% |
| Police Department | | 4,440,330 | 9,978,337 | 4,743,637 | 47.54% |
| Special Expense Fees | | 2,662,236 | 8,959,600 | 5,799,083 | 64.72% |
| Parks & Recreation | | 1,685,489 | 4,025,165 | 1,693,825 | 42.08% |
| Golf Course | | 354,269 | 701,449 | 355,608 | 50.70% |
| Total | | \$ 20,667,696 | \$ 47,477,786 | \$ 23,794,301 | 50.12% |
| | | | | | |

| UTILITY FUND | | | | | | |
|---------------------------|-------------------------------------|--|----------------|-----------------|----------------|-----------|
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Revenues | | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| | Charges for Services | | \$ 7,446,495 | \$ 15,640,500 | \$ 7,665,320 | 49.01% |
| | Capital Returns | | 11,662 | 21,193 | 16,134 | 76.13% |
| | Miscellaneous Revenues | | 115,943 | 913,000 | 1,670,057 | 182.92% |
| | FB Withdrawal/PO Appropriation | | | \$ 7,814,638 | \$ - | 0.00% |
| | Total | | \$ 7,574,100 | \$ 24,389,331 | \$ 9,351,510 | 38.34% |
| | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Departmental Expenditures | | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| | Distribution & Collections | | \$ 1,480,786 | \$ 3,548,176 | \$ 1,370,620 | 38.63% |
| | Water Treatment Plant | | 2,068,622 | 4,771,976 | 1,952,255 | 40.91% |
| | Water Reclamation Plant | | 2,576,004 | 7,521,742 | 2,350,606 | 31.25% |
| | UF - Capital | | 307,792 | 7,588,119 | 2,593,302 | 34.18% |
| | Compost Facility | | 257,875 | 959,318 | 462,544 | 48.22% |
| | Total | | \$ 6,691,079 | \$ 24,389,331 | \$ 8,729,327 | 35.79% |
| | | | | | | |
| | | | | | | |
| DOWNTOWN DISTRICT FUND | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Revenues | | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| | Tax Revenues | | \$ 24,832 | \$ 71,236 | \$ 19,029 | 26.71% |
| | Capital Revenue | | 87 | 90 | 199 | 221.11% |
| | FB Withdrawal/PO Appropriation | | | 11,323 | | |
| | Total | | 24,919 | 82,649 | 19,228 | 23.26% |
| | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Departmental Expenditures | | | FY '16-17 | FY '17-18 | FY '17-18 | Spent |
| | Downtown District | | \$ 39,729 | \$ 82,649 | \$ 12,816 | 15.51% |
| | Total | | \$ 39,729 | \$ 82,649 | \$ 12,816 | 15.51% |
| | | | | | | |
| | | | | | | |
| OCCUPANCY TAX FUND | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Revenues | | | FY '15-16 | FY '16-17 | FY '16-17 | Collected |
| | Occupancy Tax/Civic Center | | \$ 352,802 | \$ 675,000 | \$ 337,504 | 50.00% |
| | Occupancy Tax/Travel & Tourism | | 88,201 | 165,000 | 84,376 | 51.14% |
| | County of Wayne Occupancy Tax | | 22,586 | 165,000 | 98,282 | |
| | Capital Returns/Misc./Property Sale | | \$ 1,856 | \$ 42,052 | \$ 5,751 | 0.00% |
| | FB Withdrawal/PO Appropriation | | \$ - | \$ 745,691 | | |
| | Total | | \$ 465,445 | \$ 1,792,743 | \$ 525,913 | 29.34% |
| | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Departmental Expenditures | | | FY '15-16 | FY '16-17 | FY '16-17 | Collected |
| | Civic Center | | \$ 207,524 | \$ 1,462,643 | \$ 826,425 | 56.50% |
| | Travel & Tourism | | 110,170 | 330,100 | 182,830 | 55.39% |
| | Total | | \$ 317,694 | \$ 1,792,743 | \$ 1,009,255 | 56.30% |
| | | | | | | |

| STORMWATER FUND | | | | | | |
|----------------------------------|--------------------------------|--|------------------|------------------|------------------|------------------|
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Revenues | | | FY '16-17 | FY '17-18 | FY '17-18 | Collected |
| | Stormwater Fee | | \$ - | \$ 1,073,672 | \$ 245,708 | 22.88% |
| | FB Withdrawal/PO Appropriation | | | | | |
| | Total | | - | 1,073,672 | 245,708 | 22.88% |
| | | | | | | |
| | | | Actual to Date | Adjusted Budget | Actual to Date | YTD % |
| Departmental Expenditures | | | FY '16-17 | FY '17-18 | FY '17-18 | Spent |
| | Stormwater Division | | \$ - | \$ 1,073,672 | \$ 159,468 | 14.85% |
| | Total | | \$ - | \$ 1,073,672 | \$ 159,468 | 14.85% |

PLANNING DEPARTMENT
MONTHLY REPORT – DECEMBER, 2017

Prepared by: Sally Johnson

General Tasks

During the month of December, the Planning staff reviewed and signed off on all commercial and residential building and sign permits. Staff continues to prepare for upcoming meetings and has overseen contracted projects for the MTP Update, a marketing contract for GWTA and landscaping maintenance for Welcome to Goldsboro signs. On-going projects include tree and stump removal, preparation of transportation-related documents and preparation of case reports. Work has continued on having case files scanned into the City's system. The City received 64 hours of Community Service work. Code Enforcement is now issuing \$25.00 **parking violation tickets** within the downtown area or upon notification elsewhere in the City. During the month of December, 2 tickets were issued. Only one ticket was paid in December. Staff, along with IT, will be working towards having unpaid tickets linked to DMV in order to require payment prior to issuance of a yearly license.

| | |
|-----------------------------------------------|---|
| Parked in Wrong Direction | |
| Parked in Proximity to Fire Hydrant | |
| Parked in a Prohibited Area (No Parking Zone) | |
| Other (Bus Loading Zone, Crosswalk, Sidewalk) | 2 |

2017

| | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total | Average |
|---------------------------------|------|------|-----|----------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|------------|------------------|---------------|
| Planning Commission Cases | 7 | 6 | 4 | 5 | 8 | 0 | 6 | 8 | 5 | 7 | 8 | 5 | 69 | 6 |
| Historic District Comm. Cases | 0/1 | 1/3 | 0/2 | 0/0 | 0/4 | 2/1 | 1/4 | 1/3 | 2/4 | 3/2 | 3/2 | 3/3 | 16/28 | 1/2 |
| Code Enforcement | | | | | | | | | | | | | | |
| Grass Cutting | 0 | 0 | 0 | 35/ \$2,010 | 70/ \$4,075 | 77/ \$5,030 | 91/ \$5,080 | 61/ \$3,445 | 68/ \$3,970 | 43/ \$2500 | 20/ \$1135 | 1/ \$40 | 466/ \$27,255 | 39/ \$2271 |
| Junk Vehicles Tagged/Towed | 37/7 | 18/4 | 0/7 | 0/3 | 24/0 | 18/6 | 0/8 | 0/4 | 0/7 | 0/3 | 32/6 | 0/0 | 129/5 5 | 12/5 |
| Illegal Signs Removed | 76 | 57 | 65 | 24 | 18 | 119 | 160 | 62 | 24 | 59 | 173 | 96 | 933 | 78 |
| Bags of Litter Picked Up | 73 | 516 | 758 | 749 | 322 | 435 | 411 | 262 | 321 | 362 | 253 | 423 | 4,885 | 407 |
| | | | | | | | | | | | | | | |

2016

| | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total | Average |
|-------------------------------|-------------|-------|-------|----------------|----------------|----------------|----------------|-----------------|---------------|----------------|--------------|-------|------------------|----------------|
| Planning Commission Cases | 5 | 2 | 6 | 6 | 5 | 4 | 9 | 6 | 4 | 0 | 4 | 4 | 55 | 5.0 |
| Historic District Comm. Cases | 0/1 | 1/1 | 2/0 | 1/0 | 2/0 | 0/0 | 0/0 | ½ | 0/1 | 0/0 | 3/0 | 0/1 | 10/6 | .8/.5 |
| Code Enforcement | | | | | | | | | | | | | | |
| Grass Cutting | 8/ \$375 | 0/\$0 | 0/\$0 | 26/ \$1,320 | 72/ \$3,830 | 97/ \$5,135 | 63/ \$3,750 | 102/ \$5,750 | 62/ \$3505 | 24/ \$1,135 | 13/ \$685 | 0/\$0 | 467/ \$25,485 | 39/ \$2,124 |
| Junk Vehicles Tagged/Towed | 0/6 | 8/0 | 18/2 | 35/4 | 24/6 | 20/0 | 8/0 | 18/3 | 28/6 | 20/6 | 30/1 | 0 | 209/ 34 | 17/3 |
| Illegal Signs Removed | 48 | 124 | 60 | 14 | 40 | 60 | 42 | 6 | 8 | 22 | 130 | 39 | 593 | 49 |

**ENGINEERING DEPARTMENT
MONTHLY REPORT – DECEMBER 2017**

Prepared by: Guy M. Anderson, P. E.

Stoney Creek Sanitary Sewer Outfall Rehabilitation Project

- Project is complete;
- Staff processing CWMTF documents for final reimbursement and project closeout.

Stoney Creek Stream Enhancement – Phase II

- City Engineer is preparing CWMTF cost report, payment request, and required documentation for project reimbursement;

Stoney Creek Greenway

- Staff is currently working through the Preliminary Engineering portion of this project;
- Construction is anticipated to be complete at the end of 2018.

Phase IV Sewer Collection Rehabilitation

- Start of construction anticipated Summer 2018.

Center/Holly Street Water Tank Painting

- Start of construction has been updated to early Spring of next year due to Christmas lighting;
- Staff completed plans and specifications with a scheduled bid opening for February 5, 2018.

2017 Street Paving Project

- Paving improvements for Humphrey Street and Dakota Street are completed.

2017-2018 Bituminous Concrete Street Resurfacing Project

- Construction is approximately 90% complete.

Union Station

- Staff completed plans and specifications for Union Station roof repair with a scheduled bid opening of January 16, 2018.

SJAFB Sewer Outfall Improvements

- Staff is preparing design plans and bid documents to replace the sewer line from SJAFB to the Stoney Creek Sewer Outfall;
- Staff is coordinating with SJAFB staff to install a flow meter to estimate amount of bypass pumping required;
- Anticipated bid advertisement is February/March 2018.

Glenwood Trail Storm Drain Replacement Project

- Field survey work is underway for this project for the ditch extending along the rear of 108 South Glenwood Trail to 220 South Glenwood Trail;
- Funding is provided by a \$285,000 Golden Leaf Foundation Grant.

2018 Street Improvement Project

- Field survey work is underway for this paving project pertaining to Oak Hill Drive from North Berkeley Boulevard to Green Drive and East Chestnut Street from South Slocumb Street to South Leslie Street.

Best Management Practices (BMPs) Inspections

- Approximately 220 BMPs have been approved and 162 BMPS have been constructed to date;
- All BMP inspections have been completed through the month December 2017.

Goldsboro Fire Department

Monthly Report – December 2017

Report Prepared By: James Farfour JF/CL

Fire Prevention and Outreach

- December 1st – Station Tour – Station 1 – Make a Wish for Reid Martin
- December 2nd – Eng. 1 Participated in the Goldsboro Christmas Parade
- December 7th – Station Tour – Station 1 – Dillard Academy Charter School
- December 12th – Public Education – Meadow Lane Elementary School
- December 21st – Station Tour – Station 1

Working Structure Fires

- 12/2 – 315 E. Walnut St.
- 12/10 – 1705 E. Mulberry St.
- 12/11 – 212 E. Holly St.
- 12/14 – 1617 Boyette Dr.
- 12/18 – 306 N. Audubon Ave.
- 12/19 – 919 Hugh St. Apt. A
- 12/21 – 713 S. Slocumb St.

Working Vehicle Fires

- 12/4 – 701 Stevens Mill Rd.
- 12/9 – S Andrews Ave. & S Oleander Ave.
- 12/19 – W. Ash St. & N. Georgia Ave.

| <u>2017</u> | <u>Jan.</u> | <u>Feb.</u> | <u>Mar.</u> | <u>Apr.</u> | <u>May</u> | <u>Jun.</u> | <u>Jul.</u> | <u>Aug.</u> | <u>Sept.</u> | <u>Oct.</u> | <u>Nov.</u> | <u>Dec.</u> | <u>Avg.</u> |
|--------------------------------|-------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| Total Incidents: | 268 | 227 | 226 | 206 | 212 | 194 | 204 | 177 | 210 | 218 | 192 | 204 | 212 |
| Structure Fires: | 3 | 4 | 6 | 2 | 2 | 3 | 4 | 4 | 0 | 4 | 4 | 7 | 4 |
| EMS Calls: | 112 | 100 | 99 | 84 | 71 | 69 | 70 | 65 | 86 | 88 | 52 | 79 | 81 |
| Vehicle Accidents: | 33 | 35 | 40 | 35 | 38 | 37 | 29 | 27 | 34 | 43 | 38 | 40 | 36 |
| Fire Alarms: | 53 | 35 | 38 | 36 | 43 | 43 | 55 | 42 | 43 | 36 | 36 | 32 | 41 |
| Other: | 67 | 53 | 43 | 49 | 58 | 42 | 46 | 39 | 47 | 47 | 62 | 46 | 50 |
| Training Hours: | 3209 | 2870 | 3457 | 2153 | 2001 | 2020 | 1532 | 1686 | 1587 | 2496 | 1939 | 1286 | 2186 |
| Safety Car Seat Checks: | 6 | 16 | 10 | 8 | 12 | 11 | 5 | 13 | 53 | 6 | 2 | 6 | 12 |
| Inspections: | 31 | 57 | 53 | 56 | 113 | 120 | 99 | 113 | 70 | 51 | 63 | 37 | 72 |
| <u>2016</u> | <u>Jan.</u> | <u>Feb.</u> | <u>Mar.</u> | <u>Apr.</u> | <u>May</u> | <u>Jun.</u> | <u>July</u> | <u>Aug.</u> | <u>Sept.</u> | <u>Oct.</u> | <u>Nov.</u> | <u>Dec.</u> | <u>Avg.</u> |
| Total Incidents: | 192 | 218 | 216 | 230 | 243 | 229 | 238 | 242 | 247 | 317 | 231 | 219 | 235 |
| Structure Fires: | 5 | 5 | 3 | 8 | 9 | 6 | 3 | 5 | 3 | 2 | 4 | 6 | 5 |
| EMS Calls: | 74 | 68 | 94 | 90 | 81 | 88 | 87 | 80 | 71 | 92 | 87 | 73 | 82 |
| Vehicle Accidents: | 24 | 55 | 45 | 41 | 39 | 36 | 39 | 35 | 51 | 46 | 42 | 44 | 41 |
| Fire Alarms: | 37 | 30 | 33 | 46 | 60 | 37 | 49 | 52 | 57 | 72 | 35 | 36 | 45 |
| Other: | 52 | 60 | 41 | 45 | 54 | 62 | 60 | 70 | 65 | 105 | 61 | 60 | 61 |
| Training Hours: | 2148 | 2077 | 2210 | 2081 | 1688 | 1798 | 1535 | 1498 | 1829 | 971.5 | 1426 | 941.5 | 1683 |
| Safety Car Seat Checks: | 4 | 1 | 5 | 8 | 3 | 11 | 2 | 16 | 28 | 0 | 11 | 3 | 8 |
| Inspections: | 45 | 90 | 89 | 87 | 100 | 106 | 96 | 84 | 82 | 37 | 59 | 37 | 76 |

Note: Other Fire Calls includes Good Intent Calls, Bomb Scares, Vehicle Fires, Cooking Fires, False Alarms, Assist GPD, Service Calls, Haz-Mat Calls, Grass Fires and Unauthorized Burning.

Goldsboro Police Department

Monthly Report -December 2017

Report Prepared by: Michael D. West MDW/KB

Total UCR offenses (homicide, rape, robbery, assault, burglary, motor vehicle theft and arson for December 2017 were 238 compared to 218 for November 2017.

Property with an estimated value of \$176,417 was reported stolen while property with an estimated value of \$61,759 was recovered.

Officers arrested 185 people and 200 citations were issued during the month. There were 27 drug -related charges.

There were 2 report(s) of assault on an officer.

Revenue collected for December, 2017 included:

| | |
|----------------|----------|
| Police Reports | \$110.00 |
| Fingerprints | \$40.00 |

| UCR COMPARISON & TREND | | | | | | | | | | | | | | | |
|------------------------|------|-----|-----|-----|-----|-----|-----|------|------|------|-----|-----|-----|-------|-------|
| | 2017 | Jan | Feb | Mar | Apr | May | Jun | July | Aug. | Sept | Oct | Nov | Dec | Total | AVG |
| OFFENSE | | | | | | | | | | | | | | | |
| Homicide | | 1 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 3 | 1 | 11 | 0.9 |
| Rape(&attempts) | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.1 |
| Robbery | | 8 | 6 | 9 | 2 | 3 | 10 | 5 | 10 | 2 | 7 | 7 | 12 | 81 | 6.8 |
| Aggravated Assault | | 17 | 23 | 25 | 12 | 18 | 13 | 9 | 20 | 21 | 21 | 20 | 14 | 213 | 17.8 |
| Simple Assault | | 24 | 29 | 35 | 38 | 31 | 29 | 48 | 46 | 42 | 24 | 23 | 18 | 387 | 32.3 |
| Breaking & Entering | | 24 | 25 | 29 | 45 | 35 | 23 | 34 | 18 | 34 | 23 | 42 | 43 | 375 | 31.3 |
| Larceny | | 145 | 104 | 126 | 105 | 135 | 122 | 140 | 142 | 122 | 131 | 113 | 141 | 1526 | 127.2 |
| Motor Vehicle Theft | | 7 | 1 | 9 | 3 | 4 | 9 | 7 | 8 | 0 | 2 | 8 | 7 | 65 | 5.4 |
| Arson | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 3 | 0.3 |
| TOTALS | | 226 | 188 | 233 | 205 | 230 | 207 | 243 | 244 | 221 | 210 | 217 | 238 | 2662 | 221.8 |
| | | | | | | | | | | | | | | | |
| | 2016 | Jan | Feb | Mar | Apr | May | Jun | July | Aug. | Sept | Oct | Nov | Dec | Total | AVG |
| OFFENSE | | | | | | | | | | | | | | | |
| Homicide | | 1 | 1 | 0 | 0 | 1 | 1 | 4 | 0 | 0 | 1 | 2 | 0 | 11 | 0.9 |
| Rape(&attempts) | | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 0.3 |
| Robbery | | 11 | 5 | 4 | 8 | 7 | 9 | 4 | 8 | 5 | 7 | 5 | 11 | 84 | 7.0 |
| Aggravated Assault | | 19 | 20 | 33 | 22 | 16 | 40 | 15 | 22 | 15 | 54 | 17 | 34 | 307 | 25.6 |
| Simple Assault | | 48 | 32 | 32 | 41 | 25 | 40 | 43 | 21 | 38 | 36 | 28 | 27 | 411 | 34.3 |
| Breaking & Entering | | 63 | 38 | 56 | 36 | 41 | 29 | 36 | 29 | 24 | 47 | 47 | 37 | 483 | 40.3 |
| Larceny | | 132 | 111 | 89 | 127 | 126 | 111 | 143 | 124 | 80 | 141 | 132 | 117 | 1433 | 119.4 |
| Motor Vehicle Theft | | 8 | 8 | 7 | 3 | 11 | 11 | 10 | 11 | 6 | 10 | 6 | 12 | 103 | 8.6 |
| Arson | | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 5 | 0.4 |
| TOTALS | | 282 | 215 | 223 | 239 | 227 | 242 | 256 | 216 | 168 | 296 | 237 | 239 | 2840 | 236.7 |

Prepared by: *W. Scott Barnard* SB/FLB/PM[illegible][illegible]



**Travel & Tourism Department
Monthly Report – December 2017**

Prepared by: Ashlin Glatthar

- ♣ 70 inquiries were fulfilled for the month of December by the TTO.
- ♣ Total hotel revenue generated in October was \$1,390,666, which is down -34% over last year's earnings due to the exceptional hotel needs generated from Hurricane Matthew. December earnings report not released at this time.
- ♣ For the month, TTO Facebook page has had 70 new page likes. Posts have reached over 31,000 people with an audience that is 65% non-local and 35% local. Instagram page has 12 new followers. Twitter page has gained 2 new followers. Radio advertisements' impressions exceeded 7,500 for regional listeners.
- ♣ The TTO has sold 39 "I Heart Jet Noise" T-shirts to date.
- ♣ Ashlin continues to participate in the Strategic Planning team meetings for the City of Goldsboro to craft the goals, objectives, and initiatives. Working with the IT department, she completed the promotional video for the plan. The team conducted an internal survey among the staff to vote on the name of the plan, and Grow Goldsboro was the winning title.
- ♣ In response to the submitted proposal to host the 2019-2020 MST Gathering of Friends Conference, Goldsboro was selected as a finalist. Ashlin worked with sister departments and organizations such as the Paramount, DGDC, Parks & Rec, Arts Council, Cliffs of the Neuse, and Waynesborough Park to organize a site visit on December 1st. The visit was successful based on the positive feedback from the decision makers. The MST will make their final decision in January.
- ♣ TTO attended the large staff meeting on December 5th at the GEC.
- ♣ On December 7th, Ashlin met with hoteliers interested in buying the Serena Inn to renovate and rebrand as a Baymont Suites by Wingate property.
- ♣ TTO finalized a holiday promotional video launched on social media platforms on December 6th leading to 7,700 views.
- ♣ As a result of the GTC & TDA board voting to implement the marketing plan for the Maxwell Center, a fleet of 6 billboards have gone up in ENC, 60 radios ads + interviews per month are ongoing, paid social media ads, and several local and regional publications have featured the venue.
- ♣ Ashlin continues to work with IT and Jim Hinnant to capture b-roll video footage of sporting events to use for a sport tourism video. Soccer activity was filmed at the Wilson Soccer Complex, and a swimming tournament at the Goldsboro YMCA was also captured in December.
- ♣ On December 14th, Ashlin and James Wade of the Maxwell Center attended the AENC Tradeshow in the Raleigh Convention Center to promote the new venue and the city to meeting planners from across NC. Over 250 planners attended, and 80 stopped in the Goldsboro/Maxwell Center booth to learn more about Goldsboro and the Maxwell Center.
- ♣ Ashlin met with local hoteliers on December 23rd to share updates and information, as well as listen to any concerns hoteliers are experiencing in current market. Due to inclement weather, a large soccer tournament was cancelled resulting in over 1,000 room night cancellation in our area. The market has also not been able to compete with the YOY difference in room nights generated from Hurricane Matthew in Oct-Dec 2016.

Occupancy Tax Collections YTD

| | July | Aug | Sept | Oct | Nov | Dec | Jan | Feb | March | April | May | June | YTD | Average |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------|--------|--------|------------------|-----------------|
| 2017-18 | \$81,794 | \$70,849 | \$71,323 | \$66,920 | \$68,268 | 60,726 | | | | | | | \$419,988 | \$69,980 |
| 2016-17 | \$69,073 | \$77,434 | \$67,869 | \$58,613 | \$86,744 | \$87,662 | \$63,904 | \$60,529 | 75,368 | 68,577 | 64,312 | 64,218 | \$844,303 | \$70,359 |
| 2015-16 | \$61,028 | \$63,983 | \$60,865 | \$59,833 | \$38,804 | \$76,708 | \$51,604 | \$40,667 | \$53,901 | 74,014 | 64,909 | 66,722 | \$712,498 | \$59,375 |

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

- SUBJECT:** Amendment to Goldsboro's Code of Ordinances Title V-
Public Utilities, Chapter 54: Stormwater Management Utility
- BACKGROUND:** Faced with ever-increasing stormwater related expenses driven by aging infrastructure and additional regulatory requirements under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit program the City of Goldsboro (City) established a Stormwater Management Utility program in July 2017. The program was partially implemented with the understanding various sections, mostly pertaining to non-single family residential properties, needed more research prior to full implementation.
- DISCUSSION:** The City has since contracted with an experienced stormwater management consultant to address and work through those areas of interest over the past six months. As a result, concerns regarding fees, credits, exemptions and appeals have been addressed in the proposed amendment.
- The amendment includes establishing a declining block fee schedule based on total Equivalent Residential Units (ERUs) for non-single family residential properties. The rates presented were approved by City Council in December 2017. There are also options for billing various non-single family residential properties. Where there are multiple individual utility accounts and the allocated impervious area is comparable to single-family residential properties, each account will be billed the same rate as a single-family residential property.
- Additionally, credits will be given for functioning Best Management Practices (BMPs) that treat 100% or more of the runoff from a non-single family resident parcel. The credit can range from 10% to 20%.
- An appeal process has also been included. Appeals of administrative decisions made by the Public Works Director will be heard by the City Manager. Appeals to the City Manager's determination constitute a quasi-judicial process and will be heard by the Board of Adjustment.

RECOMMENDATION: It is recommended that the City Council adopt the attached Ordinance amending Title V, Chapter 54-Stormwater Management Utility of the City of Goldsboro's Code of Ordinances.

Date: _____

Richard Fletcher, Public Works Director

Date: _____

Scott Stevens, City Manager

ORDINANCE NO. 2018-____

AN ORDINANCE AMENDING TITLE V PUBLIC UTILITIES, CHAPTER 54
STORMWATER MANAGEMENT UTILTIY, TO REFLECT NEW RATE AND FEE
SCHEDULES, ESTABLISH CREDITS AND PROVIDE AN APPEAL PROCESS

WHEREAS, the City of Goldsboro recently implemented a stormwater management utility; and

WHEREAS, the City Ordinance currently does not differentiate between residential and non-single family residential properties; and

WHEREAS, the City Ordinance does not provide an appeal process; and

WHEREAS, the City wishes to give credit for implementing non-single family residential best management practices; and

WHEREAS, the City Council directed staff to update the newly approved non-single family residential fees,

BE IT HEREBY ORDAINED by the City Council of the City of Goldsboro, North Carolina, that Title V: §54 of the City of Goldsboro Code of Ordinances be amended as outlined below:

1. Title V: § 54.02 – **Added Definitions**

“Best Management Practice (BMP). Measures or practices used to reduce the amount of pollution entering surface waters. BMPs can be structural or non-structural and may take the form of a process, activity, physical structure or planning. Structural BMPs refer to physical structures that reduce the amount of pollution entering surface waters. Structural BMPs include structures such as detention/retention ponds, swales, rain gardens, infiltration basins, and rain barrels.”

“Non-single family residential property. Developed property not defined as a single family residential property.”

2. Title V: § 54.05(B)(1) – **Revised Sub-paragraph**

(A) Stormwater utility service fees shall accrue on the date determined by City Council and set forth in the city schedule of rates and fees. Stormwater utility service fees shall apply to all land as presented in section 54-04, whether public or private. Exemptions shall not be allowed based on age, tax exemption, or other status of an individual or organization., ~~except as set forth in section 54-06.~~

3. Title V: § 54.05(B)(2) – **Insert existing and proposed fee schedule into Ordinance Sub-paragraph**

(1) Stormwater utility service fees shall be based on a commonly accepted rate unit for stormwater utilities, the equivalent residential unit (ERU). The ERU is used to relate a base rate fee charged to a single-family residential property to that charged to a non-single-family residential property. The city’s ERU is 3,000 square feet of impervious surface area. The ERU is determined by analyzing digital photographs and, for verification purposes, performing field checks of a representative sample of single-family residences within the city limits

- i. All single family residential properties will be charged 1 ERU per month
- ii. All non-single family residential properties will be charged based on the number of ERUs on the property.

Stormwater Utility Fee Rates

| <u>Number of ERUs</u> | <u>Monthly Rate per ERU</u> |
|---------------------------------------------|-----------------------------|
| <u>First 60</u> | <u>\$ 4.50</u> |
| <u>61st to 100th</u> | <u>\$ 3.00</u> |
| <u>101st to 150th</u> | <u>\$ 2.00</u> |
| <u>Above 150th</u> | <u>\$ 1.00</u> |

4. Title V: § 54.05(B)(3) – **Remove Sub-paragraph**

~~(2) The base rate fee shall be contained in the city schedule of rates and fees, a copy of which is located in the office of the City Clerk and is incorporated by reference herein.~~

5. Title V: § 54.06 – **Insert paragraphs into reserved section.**

Section 54-06 – Credits ~~and caps.~~ Reserved.

“Stormwater utility fee credits will be made available to developed non-single family residential properties with structural BMPs that treat at least 100% of runoff from the parcel. Credit for either a 10% or up to a total of 20% reduction in the stormwater utility fee will be given, as long as the property meets the eligibility requirements and the BMP meets the appropriate treatment requirements and is being properly maintained. The credit percentage is applied after the complete stormwater bill is calculated.

Credit eligibility, application, approval, and expiration criteria and procedures are documented in the Stormwater Utility Fee Policies.”

6. Title V: § 54.07(B) – **Revised Sub-paragraph**

(B) As the general rule, stormwater utility bills for a property that receives other city-provided utilities shall be sent to the customer receiving such service. ~~However, where multiple utility accounts exist for a single parcel and boundaries between impervious areas for individual accounts cannot be identified, or the impervious area of a single account equates to less than one ERU, the stormwater utility bill will be sent to the property owner.~~ “Billing for parcels or groups of adjacent and associated parcels with multiple utility accounts may be done as a separate bill to each account with the impervious area allocated among the accounts. Where this allocation results in an amount of impervious area allocable to a given account that is similar to that for a single family residential property, the account will be billed the same way as a single family residential property.”

7. Title V: § 54.10 – **Revised Reserved Sub-paragraph for Appeal Process**

Section 54-10 - Appeal. ~~Reserved.~~

“For the purposes of the stormwater utility fee, any person who disagrees with any final determination of the Public Works Director in the administration of the fee with regards to classification of parcels, stormwater fees, application of credits, final administrative policies, or procedures, and other matters related to the administration of the stormwater utility have thirty (30) days from the date of notification of such determination to apply for a hearing.

All appeals of administrative determinations are to be heard by the City Manager.

Appeals to the City Manager’s determination constitute a quasi-judicial process and will be heard by the Board of Adjustment.”

WHEREAS, this Ordinance is adopted in the interest of public health, safety and general welfare of the residents of the City of Goldsboro, North Carolina, and shall be in full force and effect from and after its adoption.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, that this Ordinance shall take effect on this ____ day of _____ 2018.

Approved as to form only:

Reviewed by:

City Attorney

City Manager

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: Site and Landscape Plan – Car Wash (J. L. Gurley)

BACKGROUND: The property is located on the west side of North William Street between Orange Street and Eleventh Street.

Frontage: 128.5 ft.

Depth: 200 ft. (average)

Area: 0.59 Acres

Zoning: General Business

The applicant proposes the development of a two-bay automated car wash. Only one bay will be developed initially.

The site is located between Greenleaf Grace Village and a children's entertainment venue.

DISCUSSION: A mechanical room is proposed between the two car wash bays. Access to the site was proposed initially through two curb cuts with the northernmost curb cut for entrance only traffic and the southernmost curb cut for exiting only.

Hours of Operation: 24 Hours, 7 days per week;

The developer has indicated that there will be no vacuums at the site.

NCDOT has reviewed the plans and recommends that the developer provide only one curb cut for both right-in, right-out access. With the upgrading of North William Street, a median will be installed which will prevent left turn movements into and out of the site.

A concrete driveway with curb and gutter would extend in a semi-circular configuration for entering the car wash area after paying at a designated pay station. A grassed area would be maintained between the drive aisles.

The property will be served by City water and sanitary sewer. The development will include a 1,000-gallon oil/water

interceptor which will filter water before entering the City's storm sewer system.

Because less than one-half acre of land is being disturbed, stormwater calculations will not be required.

The submitted landscape plan indicates Two Autumn Fantasy Maples to serve as street trees. Additionally Type A (5 ft. wide) buffers are shown to the north and south which will contain a combination of Maples, Arborvitae, Loropetalum and Carissa Hollies. There is an existing wooded area at the rear which will remain along with Carissa Hollies and one Arborvitae to serve at the Type A buffer.

Within the grassed area, Dwarf Hollies and Snow Goose Flowering Cherry trees will serve as the vehicular surface area buffer.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the revised site and landscape plans which show only one curb cut to serve the property.

After concerns were expressed by the adjoining owner (Greenleaf Church), the Council, on January 8, 2018, deferred action on this request. Staff has discussed the matter with both the adjoining owner and the applicant and both are satisfied with the proposed development as revised.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plans subject to revision to show one curb cut providing right-in, right-out access from North William Street.

Date: 1/17/18


Interim Planning Director

Date: _____

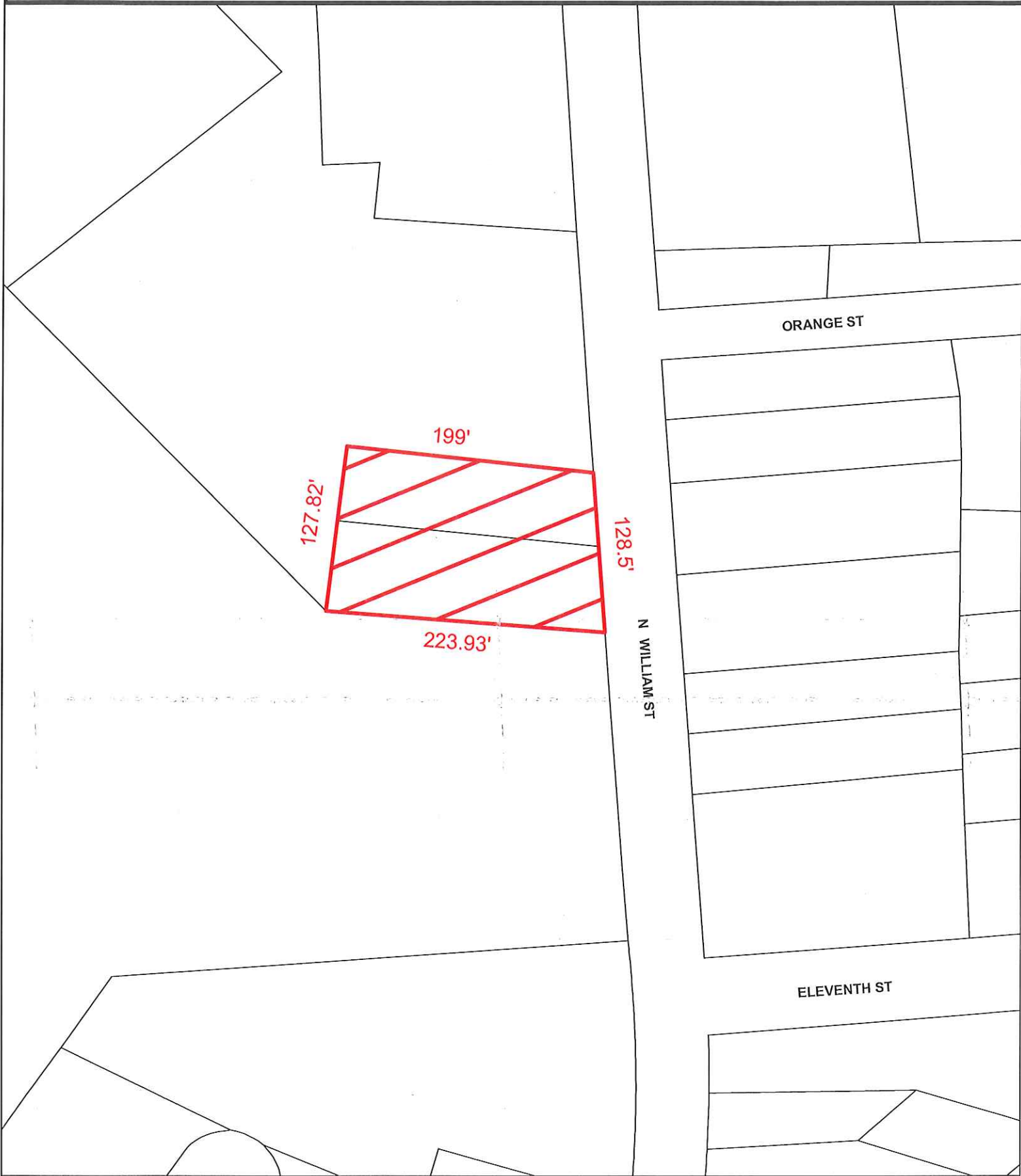
City Manager

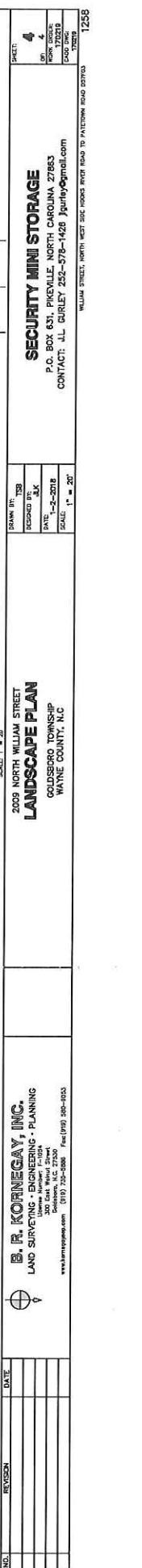
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SITE PLAN
John Gurley - Car Wash



SITE PLAN
John Gurley - Car Wash







City of Goldsboro

H.O. Drawer A
North Carolina
27533-9701

BLACK HISTORY MONTH PROCLAMATION

WHEREAS, the 2018 theme for National Black History Month is "African Americans in Times of War" chronicling the important roles of African Americans in every war that evoke a sense of black culture and history; and

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development; and

WHEREAS, Dr. Carter G. Woodson known as the father of Black History initiated Negro History Week in February 1926; and for many years, the second week of February, chosen to coincide with the birthdays of Frederick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States; and

WHEREAS, in 1976, Negro History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and

WHEREAS, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, advanced the cause of civil rights and strengthened families and communities.

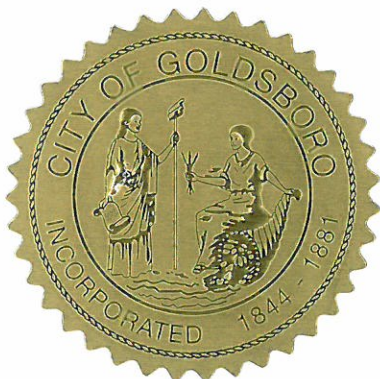
WHEREAS, African Americans have made significant contributions as leaders at the highest levels of the military, business, education, law, government, the arts, sports, and religion; and


NOW, THEREFORE, I, Chuck Allen, Mayor of the City of Goldsboro, North Carolina, do hereby proclaim the month of February 2018 as

BLACK HISTORY MONTH

in the City of Goldsboro and encourage all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

WITNESS MY HAND and the corporate seal of the City of Goldsboro, North Carolina, this 22nd day of January, 2018.




Chuck Allen, Mayor